



# **Cranbrook & Sissinghurst**

## Neighbourhood Plan

Cranbrook & Sissinghurst Parish Council

# **Consultation Statement**

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in support of Neighbourhood Plan 2020 to 2038

Submission Version July 2022



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This statement documents the public consultation process and shows how the plan was amended in response to the comments received.

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## **1. Introduction**

Cranbrook and Sissinghurst Parish Council has prepared a Neighbourhood Development Plan (NDP) on behalf of those who live and work in the Parish. The plan sets out a vision for the parish to 2038 and is supported by a set of planning policies and a series of specific projects.

In accordance with neighbourhood planning regulation, the Plan has been prepared through extensive community consultation. This report is a record of that consultation and shows how the Plan was revised as a result of responses received.

## **2. About this document**

This consultation statement details the series of key engagement events that were held as part of the plan-making process, as well as further outreach work that was undertaken. A detailed record of the pre-consultation comments received is also included.

## **3. Background to the Submission Version of the Cranbrook & Sissinghurst Neighbourhood Plan**

Cranbrook and Sissinghurst Parish Council resolved to form a Neighbourhood Development Plan Committee (NDPC) in July 2015 in order to undertake the process of making a neighbourhood plan, under the provisions of the Localism Act 2011. An application to agree the Designated Area was submitted to Tunbridge Wells Borough Council (TWBC) in February 2016. The Designated Area, which aligns with the parish boundary, was approved on 8th June 2016.

The parish council agreed that the NDPC would consist of a maximum of 7 parish councillors and 7 residents of the parish. The remit of the NDPC would be to organise the process of the making of the neighbourhood plan, whilst the parish council would act as the qualifying body. This means that the parish council is responsible for setting the budget for the plan, applying for grant funding which is available from central government and for agreeing the final pre-submission draft of the plan.

Before becoming enforceable local planning policy, the plan must go through the statutory process; being subject to an independent planning examination and then required to pass a public referendum with more than 50% affirmation votes.

Two public meetings were held on 30<sup>th</sup> April 2016, one in Cranbrook and another in Sissinghurst to begin the process. In September 2016 the NDPC was renamed the Cranbrook and Sissinghurst Neighbourhood Development Plan Steering Group (C&S NDPSG). The group comprised 5 parish councillors and 7 residents. The parish council agreed the Terms of Reference (ToR) for the group, based on successful models used elsewhere. The parish council agreed that a dedicated website be set up to help keep residents informed of the process. The ToR and the minutes of all the Steering Group's

meetings since 2015 (69 as of July 2021) are available on the website:  
<http://cranbrookandsissinghurstndp.co.uk/>

The parish council also agreed that the group undertake the process of tendering for a neighbourhood plan consultant to assist with the process of making the plan. Four consultants were interviewed by the group. In December 2016 Feria Urbanism, an urban design and planning practice based in Bournemouth but with extensive local knowledge and experience, was hired to guide the C&S NDPSG, identify the steps in making the plan, assist with developing the evidence base, and obtain public feedback to support the Cranbrook & Sissinghurst NDP.

As a planning policy document, with significant legal status, the plan was to protect and enhance the built and landscape heritage, improve green infrastructure, community facilities and infrastructure, provide local design guidance for new housing, enhance sustainable transport routes, support local business, and reflect the wishes of the community. It was also originally envisaged that the plan would incorporate housing site allocations.

#### **4. Series of Engagement Events**

Cranbrook and Sissinghurst Parish Council is keen to ensure that the final neighbourhood plan reflects local opinion and local needs. At every stage of the plan-making process public engagement and consultation has been sought to ensure effective community input. This local knowledge has been invaluable to the production of the neighbourhood plan.

Following on from the initial public and steering group meetings in 2016, a series of public engagement events were organised and run by the C&S NDPSG, with the assistance of Feria Urbanism.

The key engagement events include:

- i. An interactive workshop and site visits with members of the Steering Group held on 19/20 January 2017 to share thoughts and ideas on a range of topics.
- ii. Visioning Events held in Cranbrook and Sissinghurst on 22/23 March 2017 to examine the critical issues in some detail.
- iii. Informed by the Results of the Visioning Events, a Three-Day Design Forum was held on 9/10/11 May 2017 which invited public participation in thinking about how change in the parish can be accommodated, designed and planned.
- iv. Framework and Action Plan Exhibitions on 19 and 22 July 2017 set out guidance for taking the plan forward.
- v. A Community Questionnaire was undertaken in June/July/August 2017 and a Business & Employment Questionnaire was undertaken in September 2017 to inform policy development and encourage further participation in the process.

- vi. During August and September 2017 many more people became involved in the development of policies through setting up Task Groups for each of the chapter headings.
- vii. A Draft Policy Exhibition on 22/23/24 November 2017 shared the evolving policy ideas and asked for further community feedback on postcards. The exhibition continued in Cranbrook Library from 25 November until 8 December.
- viii. An Update Exhibition from 28/29/30 June 2018 asked for views on different Scenarios for Growth (as described by the draft TWBC Local Plan) in the Parish, and showed Postcard Feedback from the previous exhibition.

## 5. An Effective Consultation Process

As set out in Section 14(a) of the Neighbourhood Planning (General) Regulations, consultation on the plan and the plan-making process must be brought to the attention of the people who live or work in the parish. In response to this aspect of the regulation, the neighbourhood plan process in Cranbrook and Sissinghurst has been designed to encourage members of the community to shape discussions and form dialogues with fellow residents, with land owners and with other interest groups. The result has been that different groups who have been involved in the process can find shared outcomes.

From the outset the C&S NDPSG recognised the importance of reaching as broad a cross-section of the community as possible to engage with and participate in the production of the neighbourhood plan. Early on, a tendency for the neighbourhood plan process to attract the involvement of slightly older, retired residents was recognised. In response to this, extensive further outreach work in the community was undertaken to ensure awareness and participation in the plan-making process amongst a wider demographic.

As part of this, a series of evidence gathering events were organised between 2017 and 2019:

- i. Members of the Steering Group undertook a number of visits to schools in the parish during 2017 and 2018 to inform younger people about the neighbourhood plan and seek their views on future development.
- ii. To inform a wider section of the community about the plan and seek their views, a stall was run by the Steering Group at the Cranbrook Family Fun Day Event on 10 June 2017.
- iii. In the summer of 2017 TWBC asked the C&S NDPSG to identify possible sites in the parish for Local Green Space Designation. This was undertaken by Steering Group members and parish councillors.
- iv. The Steering Group ran a stall at the Cranbrook Apple Day on 7 October 2017 and the Cranbrook Goes Nuts in May Event on 28 May 2018 to highlight the neighbourhood plan and invite more people to the upcoming public exhibitions.

- v. Further evidence to support the Landscape and Natural Environment Chapter was gathered from members of the community at a Landscape Character Assessment Workshop on 7 February 2018.
- vi. A Farmers Engagement Evening was held on 14 March 2018 to seek landowners' views on the emerging plan.
- vii. Following concerns that some residents had not been fully consulted in the plan-making process, further engagement evenings were run at Colliers Green on 6 December 2018 and in Hartley on 16 January 2019, and new members of the Steering Group were recruited.
- viii. In March 2019 members of the community and other parish councillors were invited to participate in the moderation of site assessment work previously undertaken by the Steering Group.
- ix. The Parish Council's magazine, Parish Cake, is distributed to all the c. 3000 residences in the parish four times a year. Articles by the Chairman of the C&S NDPSG informing the community of the neighbourhood plan, encouraging participation in the process of plan-making, and updating the community on the progress of the plan, have appeared regularly in the magazine since its launch edition in Spring 2017.

The Chairman of the Steering Group provides monthly update reports to the Parish Council, as well as Annual Reports at the Annual Parish Meeting (except in 2020, when the coronavirus pandemic saw the cancellation of this meeting).

During the plan preparation stages there has been extensive communication with the community which has been given the opportunity to participate through a broad range of consultation and engagement events. All consultation materials relating to these events (e.g. slide shows, posters, reports) have been available online throughout the plan-making process on the dedicated NDP website.

The consultation and engagement process has been open and transparent, with interest groups such as landowners, developers and local businesses being included in the process. All these groups are considered appropriate consultation bodies to include, as defined in the Neighbourhood Planning (General) Regulations 2012 Schedule 1.

The Tunbridge Wells Borough Council Planning Policy team have provided detailed comments on the Regulation 14 Pre-Submission Consultation draft plan, to assist the C&S NDPSG to get the plan ready for submission.

## **6. Plan Preparation Process**

The purpose of community engagement events throughout 2017 and 2018 was focused on the need to gather a range of views on the future of Cranbrook and Sissinghurst parish. The

events in March, May and July of 2017 were designed to understand community opinions and refine them into a workable set of plan ingredients, separated into various chapters.

The work during the second half of 2017 and into 2018, saw further work to refine the contents of these chapters into a set of more fully-formed planning policies and a series of projects.

In parallel to the development of these policies and projects, the C&S NDPSG had also been working on identifying the most appropriate land to allocate for housing in the parish throughout 2018 and 2019, based upon the 54 locations put forward in the TWBC Call for Sites, and following on from a Housing Needs Assessment undertaken by AECOM in July 2018. A great deal of work was undertaken by C&S NDPSG at this time over many months, which involved site assessment work, the drawing up of draft site allocations and writing accompanying draft policies. This work was mediated by a wider group of parish councillors and members of the community. Technical assistance was also received from AECOM to produce a draft Housing Needs Assessment. However, due to lack of agreement being reached between Tunbridge Wells Borough Council Planning Department and the C&S NDPSG, the Parish Council resolved at the end of 2019 to not include housing site allocations in the neighbourhood plan.

There follows a summary of the key public engagement events.

## **7. Visioning Events – 22/23 March 2017**

The C&S NDPSG wrote to community groups, schools, religious establishments, clubs and societies, businesses and many other interest groups across the parish, as well as neighbouring parish councils, to invite them to one of the two evening events held, one in Cranbrook and one in Sissinghurst. Over 100 representatives from these groups, as well as members of the public, attended the two events, where participants engaged in a series of desk-based tasks which identified the main challenges and opportunities faced by different demographic groups in the parish. The tasks also helped to define what people felt is special about Cranbrook & Sissinghurst parish, as knowing the treasured qualities of the place has helped to identify what should be protected and enhanced through the plan's policies.

Participants were also asked questions about what could be learned from new development in other places.

- What are the favourite areas locally and could these provide inspiration for new development? What previous mistakes could be avoided in the future?
- Direct questions about where growth in the parish should go. Where is the best place for new development? How would this relate to how people move about, and which are the preferred routes?
- What are the challenges for transport? Not just cars, but public transport and pedestrian and cycle routes too?

The responses to these questions were summarised in a Visioning Events Results Report in April 2017, which helped to inform the work of the Three-Day Design Forum which followed in May.

## **8. Three-Day Design Forum – 9/10/11 May 2017**

The forum began with a morning of presentations from representatives from community groups, and other interest groups and individuals, who had been invited to share information about their work and describe their thoughts about the future of the parish.

Those presenting included:

- Children from Cranbrook Primary School
- Cranbrook and District Age Concern
- Cranbrook Operatic and Dramatic Society
- Cranbrook Windmill Association
- Sissinghurst Primary School
- Sissinghurst Speed watch Group
- Sissinghurst resident, Peter Mellor
- High Weald Area of Outstanding Natural Beauty (AONB) Unit
- Countryside Access
- Cranbrook Community Centre (Cranbrook & Sissinghurst Parish Council)
- Cranbrook Rugby/Sports Club
- Countryside Properties
- Invicta Self-Build
- Pickhill Developments
- Crane Valley Land Trust
- Sissinghurst Scout Group
- Jan Ashley

Presentation material had also been received from Cranbrook in Bloom, Cranbrook Local History Society, Cranbrook Conservation Area Advisory Committee, Sissinghurst Scout Group, the Environment Agency and the Campaign for the Protection of Rural England (CPRE), and a second Sissinghurst resident. Copies of position statements are available on the NDP website.

During the subsequent days, participants undertook a multitude of tasks which provided a better understanding of the spaces within the parish: the uses and types of activity (e.g. where people live and work, go to school etc); access and movement (e.g. how people move around); the streets and spaces (e.g. special qualities of the streets, lanes and open spaces); and the distinctive form and details of the local architecture and materials.

Working in small groups and undertaking site visits across the parish, participants considered a range of issues including where new housing could go, green spaces, cultural venues, traffic, pavements etc. Larger plenary sessions at the end of each day allowed the groups to share their findings, and through discussions begin to collate the findings into a set of policy themes in order to draw up a draft concept plan.

The forum venue was kept open throughout the day and into the evening to allow other members of the community to drop in to review the work in progress and input their ideas. The final evening comprised a public meeting when all the work to date and the next steps of the process were explained. The final slideshow was made publicly available on the website.

## **9. Framework & Action Plan Exhibition – 19/20/21/22 July 2017**

The outcomes of the Visioning Events and the Three-Day Design Forum were written up in a report and user manual for a Framework and Action Plan. These findings were presented to the community in a poster exhibition in July 2017, with the manual accompanying it. The Framework detailed the key themes which had emerged from the previous engagements:

- Access & Movement
- Land Use and & Social Infrastructure
- Development Opportunity Sites
- Landscape
- Community & Culture
- Heritage
- Business & Employment

The issues identified within each of the themes were organised into four areas for future work:

- Policy
- Action
- Design Work
- Engagement and Consultation

It was recognised that the development of each policy thread would require the input of a greater number of community participants, and the setting up of task groups to progress work across the key themes became a priority. These included a Communications Task group which focused on ensuring as wide a cross section of the community as possible was both informed and engaged with the plan-making process. A community questionnaire subsequently captured feedback from this exhibition and invited more participants to help with the task groups work. An enterprise questionnaire was also carried out in September 2017 to ask the parish's businesses about their likely future needs.

## **10. “Have Your Say” Draft Policies Exhibition – 22/23/24/25 November 2017**

(The exhibition was continued in Cranbrook Library from 25 November until 8 December 2017.)

The task groups worked throughout the late Summer and early Autumn of 2017 to bring together a set of draft policies in each of the key chapter themes.

The draft chapters were now organised into:

- Access & Movement
- Land Use & Social Infrastructure
- Housing & Design
- Landscape
- Community & Culture
- Heritage
- Business & Employment

The policies were presented in a poster exhibition, which also included an interactive “dots on maps” exercise to gauge public opinion of where housing and employment development would best be situated, as well as a postcard comments exercise to invite responses to the draft policies.

Over 250 people attended the exhibition, and 120 responses were received. The responses gave an indication of the policy areas which were of greatest concern to the community (Figure 1).

## Postcard responses - your priorities

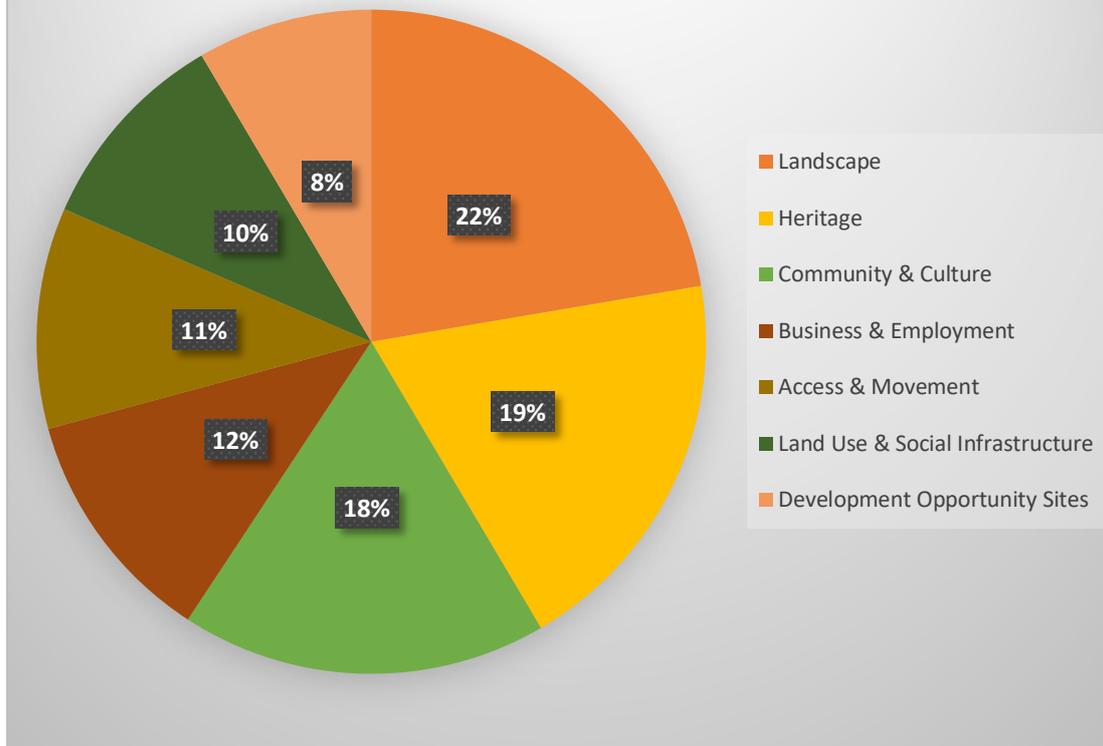


Figure 1 – Policy Priorities from November 2017 Exhibition

## **11. Update and Growth Scenarios Exhibition – 28/29/30 June 2018**

Throughout January to April 2018 the C&S NDPSG and the Chapter Task Groups held a series of meetings and workshops to incorporate the public responses from the “Have Your Say” exhibition from November 2017, and to further refine the policies and develop Vision and Objectives for the plan.

Further evidence was gathered through a Landscape Character Assessment Workshop held on 7 February 2018. Participants were asked a series of questions to gather evidence of knowledge of historical landscape features, which areas were most valued by residents and could require extra protection, and whether people had ideas which could support the rural economy.

Further outreach work continued during this period including schools, farmers and other stakeholders, such as Sissinghurst Castle. A stall was run at the Cranbrook Goes Nuts in May event on 28 May 2018.

This further work informed the Update & Growth Scenarios Exhibition which ran from 28-30 June 2018. The posters in the exhibition included information about the work to date on the plan, feedback from the November exhibition, information about sustainable development and good design. The exhibition also presented a number of possible growth scenarios (dispersed small-scale, compact large-scale or a hybrid) and information on community infrastructure, for which people were invited to provide their feedback on postcards.

The feedback from the exhibition showed that the majority of the community were not in favour of large-scale developments.

Two further outreach engagement and information evenings were held in Colliers Green on 6 December 2018 and in Hartley on 16 January 2019. These events led to the recruitment of three new members to the C&S NDPSG to represent these parts of the parish.

## **12. Draft Regulation 14 Plan Version One – June 2019**

Throughout 2019 the C&S NDPSG worked with a broader cross-section of parish councillors and residents to identify smaller scale sites suitable for housing allocation.

By June 2019, a draft Regulation 14 Plan was ready for consultation, and a draft Strategic Environmental Assessment had been prepared by AECOM.

This work was abandoned in the Autumn of 2019 as the draft TWBC Local Plan included a number of large- scale sites which were contrary to the community wishes, gathered throughout the neighbourhood plan process.

### **13. Regulation 14 Pre-Submission Consultation – 16 October until 11 December 2020**

The coronavirus pandemic which began early in 2020 affected the way that C&S NDPSG could work and many of those who were involved in the neighbourhood plan were also called upon to help in the local community response.

However, work continued on the neighbourhood plan online and through virtual meetings. A draft Regulation 14 Pre-Submission Consultation neighbourhood plan was finalised in the Autumn and a public consultation was held between Friday 16 October and Friday 11 December 2020. The comments received during this consultation period have informed the submission version of the plan.

Due to the coronavirus restrictions during this period public face-to-face consultation events were not possible. However, the C&S NDPSG ran online evenings on 4 November, 2 December and 10 December 2020, in order for residents to be informed about the process and engage in question-and-answer sessions. An extensive publicity campaign was undertaken by the group to raise awareness of the consultation.

The draft plan was available to view on the NDP website, together with an explanatory video and slideshow. A hard copy of the plan was also made available to read in a safe, socially-distanced space in the Parish Office. The parish magazine, Parish Cake (distributed to c.3,000 homes in the parish), ran a “Neighbourhood Development Plan Special” in the Autumn 2020 edition, published in early September, which focussed on the consultation. A further reminder was included in the Winter 2020 edition, published in early December, together with a ‘Short Survey’ response form.



An article also appeared in the Sissinghurst Parish magazine.

Quarter-page poster advertisements appeared in the local free Wealden Advertiser on 16 October, 27 November and 2 December 2020, to remind people of the consultation and the online events. Those subscribing to the Parish Council's "Be In the Know" email list were informed.

Large A1 boards and laminated A2/A3/A4 posters were distributed extensively throughout the parish, including on major and minor roads, streets and lanes, footpaths, on telegraph poles and street lights, in car parks, playgrounds, the Parish Office and throughout housing estates. Fliers and posters were also distributed to over 500 homes and displayed in schools, doctors' surgeries, the library, and in shop windows. Many members of the community also posted the A5 fliers through letterboxes.

Social media (Twitter, Instagram, Facebook) was used widely to try to engage as many members of the public as possible, in the run-up to and during the consultation period.

Responses to the pre-submission draft plan were captured through an online survey, by email and by letter. By the end of the consultation period, 174 online and hard copies of the questionnaires were received to the 64 questions asked throughout the policy chapters. This generated a total of 1,331 individual comments.

81% of the responses were in support of the draft policies.

There were 36 additional responses, primarily by email, including from some individuals who also completed the online survey.

## 14. Pre-Submission Consultation Responses

The table below provides a summary of the responses received through the online questionnaire and sent by email.

### *i. Summary of Responses Received*

The table and charts demonstrate that the level of support for each policy was over 65%, averaging 81%, while the level of objections was below 22%, with an average of only 6%. This showed clear support for all aspects of the draft plan.

Code	Policy Heading	Object %	Don't Know %	Support %
LN7.1	Special Sites for Nature Conservation	8	10	82
LN7.2	Special Ecological Protection & Enhancement	8	12	80
LN7.3	Ecological Connectivity	5	13	82
LN7.4	Protection & Enhancement of Priority Habitats	3	12	85
LN7.5	Protection of Priority Species	5	11	84
LN7.6	Biodiversity Enhancements	4	14	82
LN7.7	Local Protection & Enhancement of the Crane Valley	8	9	83
LN7.8	Protection of Geodiversity	4	16	80
LN7.9	Protecting the Historic Landscape Character	5	11	84
LN7.10	Green Gaps & Preventing Settlement Coalescence	15	9	76
LN7.11	Protection of the High Weald AONB & its Setting	10	3	87

<b>Code</b>	<b>Policy Heading</b>	<b>Object %</b>	<b>Don't Know %</b>	<b>Support %</b>
LN7.12	Protection & Enhancement of Sissinghurst Castle	3	14	83
LN7.13	Local Green Space Designations	7	13	80
DH1.1	Design Guidance	4	11	85
DH1.2	The Design of New Buildings Within, or Adjacent to, Conservation Areas	6	8	86
DH1.3	Place-Shaping, Design and Community Involvement on Large Scale Developments	8	12	80
DH1.4	Making Efficient Use of Land Through Appropriate Densities	12	17	71
DH1.5	Avoidance of Light Pollution	6	12	82
DH1.6	Protect & Enhance the Historic Public Realm	4	14	82
DH1.7	Creation of a New Town Square for Cranbrook	14	19	67
DH1.8	Protection of Key Views	7	7	86
DH1.9	Protection & Enhancement of Shopfronts	3	11	86
DH1.10	Protect & Enhance the Conservation Areas	4	10	86
DH1.11	Protection & Enhancement of Heritage Buildings	4	10	86
DH1.12	Protection of Agricultural Heritage Assets	5	14	81
DH1.13	Cranbrook Windmill	3	7	90
DH1.14	Retention & Restoration of the Providence Chapel	9	18	73
AM4.1	The Pedestrian Environment	11	13	76
AM4.2	Pedestrian Priority and Public Rights of Way	10	10	80
AM4.3	Public Transport and Access to Amenities	4	11	85
AM4.4	Cycle Storage & Cycle Parking	7	18	75
AM4.5	Safer Road Conditions	3	15	82
AM4.6	Rural Lanes	3	11	86
AM4.7	Car Parking Provision	7	21	72

Code	Policy Heading	Object %	Don't Know %	Support %
BE3.1	Business & Employment Space	3	22	75
BE3.2	Support for Tourism	4	12	84
BE3.3	Education & Skills	1	19	80
BE3.4	The Rural Economy	10	11	79
HO6.1	Affordable Homes in Sustainable Locations	11	9	80
HO6.2	Lifetime Homes & Accessible Intergenerational Living	4	19	77
HO6.3	Innovative Construction Solutions	6	22	72
HO6.4	Rural Exception Sites	22	13	65
CC2.1	Community Facilities	4	13	83
CC2.2	Provision of Health & Well-Being Services	6	17	77
CC2.3	New Community Centre for Cranbrook	11	22	67
CC2.4	New Village Hall for Sissinghurst	3	25	72
CC2.5	Preserve and Enhance Cranbrook Library	3	10	87
CC2.6	Performing Arts	1	19	80
CC2.7	Preserve and Enhance Cranbrook Museum	1	6	93
IN5.1	Provision of Enhanced Broadband and Mobile Data	3	10	87
IN5.2	Provision of Electric Vehicle Charging Points	6	14	80
IN5.3	Low and Zero Carbon Energy Production	3	17	80
IN5.4	Sustainable Drainage	1	13	86
IN5.5	Allotment Gardens	1	12	87

ii. Resulting Actions and Revisions

Following a detailed review of the responses received during the pre-submission consultation, the C&S NDPSG proposed and agreed a number of revisions to the pre-submission plan. These are now included in the submission version of the plan. Many of the adjustments were minor alterations to policy wording. Others included more substantial amendments to the wording of various aspects of the policy statements, the amalgamation

or reorganisation of some policies, the splitting of one policy into two parts, as well as the deletion of one policy to avoid repeating national policy. Policy supporting text and background information was added where additional evidence had been provided by consultees, residents and others. Some supporting maps were revised or deleted. Amendments were also made to the Local Green Space Designations.

There follows a summary of the changes as set out in the table in section 15 below.

*iii. Responses Received from Statutory Consultees*

As set out in Section 14 (a) of the 2012 Neighbourhood Planning (General) Regulations, consultation on the plan-making process must be brought to the attention of a range of statutory consultees.

The statutory consultees were contacted by Cranbrook & Sissinghurst Parish Council on 9 October 2020, and comprised the following organisations:

- Natural England
- Historic England
- Environment Agency
- Kent County Council - Growth, Environment & Transport
- Kent County Council - Strategic Planning
- Network Rail
- Highways England
- West Kent Clinical Commissioning Group
- NHS West Clinical Commissioning Group
- Southern Water
- South East Water
- Local Planning Authority
- Neighbouring Parish Councils

Details of responses received from statutory consultees are provided in section 16 below.

*iv. Summary*

This collaborative approach towards finding shared solutions to resolve issues across the parish has had the support of the various interest groups. The C&S NDPSG sincerely hopes that this support for the process to date will also translate into support for the submission plan at examination and referendum.

Details of all the responses received via the questionnaire, as well as those received by email or letter in sections 17 and 18.

## 15. Revisions Made to the Pre-Submission Version of the Plan

Code	Policy Heading	Summary of Revision
V&Os	Vision & Objectives	Reduce the number of objectives from eight to seven.
LN7.1	Special Sites for Nature Conservation	Amendments to wording of various aspects of the policy statements
LN7.2	Special Ecological Protection & Enhancement	Policy amalgamated with LN7.3 & LN7.6. Adjustments to wording of various aspects of the policy statements. Maps amended
LN7.3	Ecological Connectivity	Policy amalgamated with LN7.2 & LN7.6
LN7.4	Protection & Enhancement of Priority Habitats	Amendments to wording of various aspects of the policy statements
LN7.5	Protection of Priority Species	Amendments to wording of various aspects of the policy statements
LN7.6	Biodiversity Enhancements	Policy amalgamated with LN7.2 & LN7.3
LN7.7	Local Protection & Enhancement of the Crane Valley	Amendments to wording of various aspects of the policy statements
LN7.8	Protection of Geodiversity	Amendments to wording of various aspects of the policy statements
LN7.9	Protecting the Historic Landscape Character	Amendments to wording of various aspects of the policy statements
LN7.10	Green Gaps & Preventing Settlement Coalescence	Adjustments to wording of various aspects of the policy statements. Maps removed
LN7.11	Protection of the High Weald AONB & its Setting	Amendments to wording of various aspects of the policy statements
LN7.12	Protection & Enhancement of Sissinghurst Castle	Amendments to wording of various aspects of the policy statements
LN7.13	Local Green Space Designations	One designation removed, two designations changed boundaries and adjustments to policy

Code	Policy Heading	Summary of Revision
		statements, two designations adjustments to policy statements, one designation added.
DH1.1	Design Guidance	This policy has been split into two parts: Part a) Preference for small-scale sustainable development and design criteria, and Part b) Exception for Large-Scale developments and Community Involvement. A detailed Design Guide List is referenced and attached.
DH1.2	The Design of New Buildings Within, or Adjacent to, Conservation Areas	Minor amendment to Policy Heading and amendments to wording of various aspects of the policy statements
DH1.3	Place-Shaping, Design and Community Involvement on Large Scale Developments	Amendments to wording of various aspects of the policy statements
DH1.4	Making Efficient Use of Land Through Appropriate Densities	Amendments to wording of various aspects of the policy statements
DH1.5	Avoidance of Light Pollution	Amendments to wording of various aspects of the policy statements
DH1.6	Protect & Enhance the Historic Public Realm	Minor amendment to Policy Heading and amendments to wording of various aspects of the policy statements
DH1.7	Creation of a New Town Square for Cranbrook	Policy renamed as "Creation of a New Outdoor Public Space in Cranbrook" and moved to Community & Culture Chapter
DH1.8	Protection of Key Views	Amendments to wording of various aspects of the policy statements
DH1.9	Protection & Enhancement of Shopfronts	Minor amendment to Policy Heading and amendments to wording of various aspects of the policy statements
DH1.10	Protect & Enhance the Conservation Areas	Minor amendment to Policy Heading and amendments to wording of various aspects of the policy statements

Code	Policy Heading	Summary of Revision
DH1.11	Protection & Enhancement of Heritage Buildings	Amendment to Policy Heading and minor adjustments to wording of various aspects of the policy statements
DH1.12	Protection of Agricultural Heritage Assets	Amendment to Policy Heading and minor adjustments to wording of various aspects of the policy statements
DH1.13	Cranbrook Windmill	Amendments to wording of various aspects of the policy statements
DH1.14	Retention & Restoration of the Providence Chapel	Amendments to wording of various aspects of the policy statements
AM4.1	The Pedestrian Environment	Policy AM4.1b moved to policy supporting text. Amendments to wording of various aspects of the policy statements
AM4.2	Pedestrian Priority and Public Rights of Way	Amendments to wording of various aspects of the policy statements
AM4.3	Public Transport and Access to Amenities	Minor adjustments to wording of various aspects of the policy statements
AM4.4	Cycle Storage & Cycle Parking	Amendments to wording of various aspects of the policy statements
AM4.5	Safer Road Conditions	Policy AM4.5a moved to policy supporting text. Policy AM4.5b and supporting text paragraph added. Amendments to wording of various aspects of the policy statements.
AM4.6	Rural Lanes	Minor adjustments to wording of various aspects of the policy statements
AM4.7	Car Parking Provision	No significant changes to wording of policy or supporting text.
BE3.1	Business & Employment Space	Minor adjustments to wording of various aspects of the policy statements
BE3.2	Support for Tourism	Minor adjustments to wording of various aspects of the policy statements
BE3.3	Education & Skills	Policy heading amended to aid clarity.
BE3.4	The Rural Economy	Changes made to policy heading and supporting text to remove references to residential development covered elsewhere.

Code	Policy Heading	Summary of Revision
HO6.1	Affordable Homes in Sustainable Locations	Amendments to wording of various aspects of the policy statements
HO6.2	Lifetime Homes & Accessible Intergenerational Living	Amendments to wording of various aspects of the policy statements
HO6.3	Innovative Construction Solutions	Amendments and additions to wording of various aspects of the policy statements
HO6.4	Rural Exception Sites	Policy deleted
CC2.1	Community Facilities	Amendments to wording of various aspects of the policy statements
CC2.2	Provision of Health & Well-Being Services	Minor amendment to Policy Heading and amendments to wording of various aspects of the policy statements
CC2.3	New Community Centre for Cranbrook	Minor amendment to Policy Heading and amendments to wording of various aspects of the policy statements
CC2.4	New Village Hall for Sissinghurst	Amendments to wording of various aspects of the policy statements
CC2.5	Preserve and Enhance Cranbrook Library	Amendments to wording of various aspects of the policy statements
CC2.6	Performing Arts	No change
CC2.7	Preserve and Enhance Cranbrook Museum	Amendments to wording of various aspects of the policy statements
IN5.1	Provision of Enhanced Broadband and Mobile Data	Minor adjustments to wording of various aspects of the policy statements
IN5.2	Provision of Electric Vehicle Charging Points	Minor adjustments to wording of various aspects of the policy statements
IN5.3	Low and Zero Carbon Energy Production	No change
IN5.4	Sustainable Drainage	No change
IN5.5	Allotment Gardens	Minor adjustments to wording of various aspects of the policy statements

# Appendix 1

## Responses from the Statutory Consultees

## Responses from the Statutory Consultees

Name	Response
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the draft Cranbrook &amp; Sissinghurst Neighbourhood Development Plan.</p>
Staplehurst Parish Council	<p>I would like to make a brief representation on behalf of Staplehurst Parish Council in relation to your Neighbourhood Plan.</p> <p>We have noted the additional housing that is proposed in your parish, we in Staplehurst, feel that this would increase traffic on the A229 through Staplehurst, particularly for traffic using the rail station. SPC also consider traffic from Cranbrook &amp; Sissinghurst will increase due to the possibility of your residents using our awaited Sainsbury's super market.</p> <p>Undoubtedly C&amp;SPC will be aware of the traffic issues Staplehurst experience on the A229 through our village, we therefore request that this issue may be considered by your team and addressed in any way possible.</p> <p>We wish you the very best with your efforts to put your Neighbourhood Plan in place.</p>
High Weald Area Of Outstanding Natural Beauty	<p>Regulation 14 Consultation Cranbrook and Sissinghurst Neighbourhood Plan</p> <p>Thank you for consulting the High Weald AONB Unit on this neighbourhood plan.</p> <p>General Comments</p> <p>The Unit supports the objective of the neighbourhood plan to preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife. The character of the High Weald AONB is generally well reflected in the plan and clearly based on extensive research including with the support of the Unit.</p>

Name	Response
	<p>The objective to preserve distinctive character and heritage of built environment through high quality design is also supported and references in the document to the High Weald Housing Design Guide are welcomed, albeit the name of the document should be corrected. It should be noted that this Guide only relates to housing developments so will not be relevant to all types of development. However, the High Weald Colour Study is relevant to all development and should also be referenced.</p> <p>Policy LN7.11 Protection of the High Weald AONB &amp; its Setting</p> <p>This policy is supported, and similar wording has successfully passed examination in the Staplehurst and Robertsbridge Neighbourhood Plan and the Crowhurst Neighbourhood Plan – both in the Rother part of the High Weald AONB. Planning Practice Guidance says “Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence” (Paragraph: 036 Reference ID: 8-036-20190721). It is considered that this policy wording successfully adds to the national policies on AONBs by providing information on the High Weald AONB’s special characteristics, which are based on the Management Plan and its evidence base.</p> <p>Policy DH1.5 Avoidance of Light Pollution</p> <p>This policy is supported as protecting our dark skies, which is an important feature of the AONB and supports objective OQ4 of the High Weald AONB Management Plan: "To protect and promote the perceptual qualities that people value. Rationale: To ensure that the special qualities people value such as tranquillity, dark skies , sense of naturalness and clean air, are recognised and taken account of in AONB Management." The indicators of Success for this objective include "No loss of dark skies or tranquillity" and Proposed Actions include: "Follow the Institute of Lighting Professionals guidance; promote information on dark sky-friendly lighting; install outside lighting only when needed and use dark sky –friendly lighting".</p> <p>The above comments are advisory and are the professional views of the AONB Unit’s Planning Advisor on the potential impacts on the High Weald landscape. They are not necessarily the views of the High Weald AONB Joint Advisory Committee.</p>
Kent County Council	<p>Re: Cranbrook and Sissinghurst Neighbourhood Plan Pre-submission - Regulation 14 Consultation</p> <p>Thank you for consulting Kent County Council (KCC) on the Cranbrook and Sissinghurst Neighbourhood Plan, in accordance with the Neighbourhood Planning (General) Regulations 2012.</p>

Name	Response
	<p>The County Council has reviewed the Neighbourhood Plan and for ease of reference, has provided comments structured under the chapter headings and policies used within the Neighbourhood Plan.</p> <p>2. Vision and Objectives</p> <p>Community Provision</p> <p>Sport and Recreation: The County Council welcomes the focus on active travel within the Local Plan. Government and Sport England strategies for sport are focussed on tackling inactivity and supporting under-represented groups to be physically active should be considered. The County Council would also recommend consideration is given to Sport England planning guidance and local data around physical activity levels<sup>1</sup>.</p> <p>The County Council would also draw attention to the Sport England survey: “Active Lives Adult”, which is published twice a year (and replaced the “Active People” Survey) and the “Active Lives Children and Young People”, published annually. Both surveys provide a unique and comprehensive view as to physical activity in a neighbourhood, and can be analysed at a local authority level. The latest adult report is available<sup>2</sup> and data can be explored and filtered<sup>3</sup>. A summary of the “Active Lives Children and Young People” report is also available<sup>4</sup>. The latest figures indicate that inactivity significantly impacts on an individual’s physical and mental health, as well as social and community development. Therefore, the Neighbourhood Plan should seek to ensure the provision of a mix of formal and informal areas/spaces (indoor and out) where people can be active, including walking and cycling routes, open spaces and water based activity, as appropriate.</p> <p>3. Landscape and the Natural Environment</p> <p>Minerals and waste: The County Council, as Minerals and Waste Planning Authority, recommends that reference is made to minerals (land-won) and minerals/waste infrastructure safeguarding, as set out by the policies CSM 5, CSM 7 and CSW 16 of the adopted (and recently partially reviewed) Kent Minerals and Waste Local Plan 2013-30 (KMLWP). The Neighbourhood Plan area has the following safeguarded land-won minerals:</p> <p>Superficial Deposits - Sub-Alluvial River Terrace Deposits</p> <p>Crustal deposits - Sandstone -Tunbridge Wells Sand Formation</p> <p>KCC recognises that the Neighbourhood Plan does not propose any additional allocations for development other than those identified in the emerging Tunbridge Wells Local Plan (TWLP). The need to safeguard minerals of known economic importance that are coincident with development allocations is being considered in the Local Plan process. However, the existence of safeguarded minerals should be referred to within the Neighbourhood Plan as an important</p>

Name	Response
	<p>consideration for any development in the area. The only significant safeguarded minerals or waste management infrastructure in the Neighbourhood Plan area is the Southern Water Services Ltd site at Waterloo Road, Cranbrook. Any development within 250m of this site should have due consideration of the KMLWP.</p> <p>Heritage Conservation: The County Council welcomes the references to the historic aspect of the Cranbrook landscape. The landscape present today is the result of many centuries of interaction between humans and nature and this is evident in the modern landscape in the form of tracks, lanes, field boundaries, woodlands and archaeological sites. The County Council would recommend that reference is made to the Historic Landscape Characterisation dataset (2017)<sup>5</sup> created by the High Weald AONB Team, Tunbridge Wells Borough Council and KCC. The characterisation is the most detailed assessment of the historiclandscape-characterisation-2017 historicity of the visible landscape and is an essential starting point for any consideration of historic landscapes in the area.</p> <p>Sustainable Business and Communities: The County Council welcomes the focus on sustainability, the environment and climate change throughout the Neighbourhood Plan. Furthermore, KCC welcomes the Neighbourhood Plan's support of Tunbridge Wells Borough Council's net-zero target of 2030, which in turn supports the Kent and Medway Energy and Low Emissions Strategy target of Net Zero for the county by 2050.</p> <p>The County Council would welcome reference to the Energy and Low Emissions Strategy (ELES). The ELES outlines Kent and Medway's ambition to reduce greenhouse gas emissions to net-zero emissions by 2050. Taking an evidence based approach, it identifies a pathway to reduce greenhouse gas emissions, eliminate poor air quality, reduce fuel poverty, and promote the development of an affordable, clean and secure energy supply for the county.</p> <p>The County Council notes the consideration of risks resulting from climate change to Cranbrook and Sissinghurst in respect of the potential for flooding. KCC recommends consideration of the Climate Change Risk and Impact Assessment (CCRIA), which provides some more insight into the risks that Kent and Medway face from climate change<sup>6</sup>.</p> <p>Draft Policy LN7.1 - Special Sites for Nature Conservation Biodiversity: To provide greater certainty, the County Council recommends that where policy statements refer to 'should', this should be revised to 'will'. KCC recommends that the information in the 'Green Spaces and Green Networks for People' map should be separated to ensure it can be clearly interpreted. This could either be by dividing up the parish into smaller sections presented in larger scale</p>

Name	Response
	<p>maps, or by providing two or three maps for the whole parish, with some of the information in each map. Clarity should be provided within the legend 'Kent Council LNR and RNR', which should identify Local Wildlife Sites and Roadside Nature Reserves and should be separated into two categories. If possible, the map should identify the Roadside Nature Reserve in the parish which lies along the western boundary of Sissinghurst Park Wood and Crane Valley Local Nature Reserve.</p> <p>The County Council questions the necessity for the buffers within the 'Green Spaces and Green Networks for People' map and the lack of policy reference to these buffers. The County Council recommends that reference to green networks for people is also captured within policy or supportive text to ensure the purpose of the map is clear.</p> <p>The County Council is in principle supportive of the intention of Draft Policy LN7.1, but proposes the following amendments:</p> <p>a) Development proposals which have potential to impact on the statutory and nonstatutory designated sites as shown on High Weald AONB Unit Map "statutory and non-statutory designated sites" on page 17 will demonstrate that they have identified and considered their assessed and addressed the potential impacts on the nature conservation interest of the sites.</p> <p>b) Proposals adjacent to such sites should will be buffered to avoid and minimise damage including from indirect impacts such as increased recreational pressure, which will be considered alongside more direct impacts.</p> <p>c) Such developments should will deliver a net gain in biodiversity. Firstly, within the development site, or if demonstrably not achievable, biodiversity net gain will be delivered within or very close to the parish. Planning conditions and obligations will secure the protection and appropriate management of nature conservation sites in perpetuity, in line with the High Weald AONB Management Plan aspirations.</p> <p>Draft Policy LN7.2 - Special Ecological Protection &amp; Enhancement Biodiversity:</p> <p>There is a lack of connection between the aims of this policy and the information presented in the associated map. The supporting text refers to woodlands, ponds, hedgerows, and watercourses, but the map shows a wider range of habitats, all of which currently make up the ecological network across the Neighbourhood Plan area. While these habitats are all of ecological value, their importance in the context of this policy could be refined; or, if the intention is to ensure that the habitats presented in the map are considered to all be important ecological assets for the parish (which is presumed is the case), this should be more clearly stated in the supporting text. Clarification of what is meant by ecological networks should also be provided, with geodiversity</p>

Name	Response
	<p>features indicated on the map. Proposed policy wording amendments are as follows:</p> <p>a) Developments which actively support and enable the protection, enhancement and active positive management to conserve and enhance ecological biodiversity and ecological networks and geodiversity will be supported. as identified on High Weald AONB Unit “Green and Blue Infrastructure and Ecological Networks” on page 19.</p> <p>b) Development proposals resulting in significant negative impacts on biodiversity and geodiversity will not be supported unless clear and significant biodiversity gains can be demonstrated as compensation. Biodiversity net gain should be determined by applying the biodiversity impact calculator, or whatever supersedes it in the future, such as DEFRA’s Biodiversity Metric 2.0 calculator.</p> <p>Draft Policy LN7.3 - Ecological Connectivity Biodiversity:</p> <p>The County Council recommends the following proposed policy wording amendments:</p> <p>a) In considering All development proposals will identify, consider and address, both individually and cumulatively, impacts on ecological connectivity, both individually and cumulatively. should be identified and considered.</p> <p>b) Functional green infrastructure (including naturalistic planting of native species known to be beneficial for local biodiversity) around and through new developments should will enable permeability for wildlife both around and through new developments.</p> <p>c) Where roads create potential barriers to species movement, overarching trees should will be protected to allow the movement of aerial and arboreal species (invertebrates, birds, bats, dormouse etc.)</p> <p>d) Planning conditions and obligations should will secure appropriate habitat management and continued ecological connectivity in perpetuity.</p> <p>Draft Policy LN7.4 - Protection &amp; Enhancement of Priority Habitats</p> <p>Biodiversity: The intention of clause (a) in the policy is unclear – the County Council proposes the following amendments to provide better clarity, but is happy to discuss further if necessary:</p> <p>a) Priority habitats within and adjacent to development proposals will be identified, considered and protected in line with their status. In considering development proposals impacting priority habitats, their nature conservation value should be identified, considered and protected in line with their status.</p>

Name	Response
	<p>b) Development proposals resulting in the loss of irreplaceable priority habitats such as ancient woodland, traditional orchards and veteran trees will be refused.</p> <p>c) Development proposals adjacent to such priority habitats should will be buffered to minimise damage. Planning conditions and obligations should will secure the protection and appropriate management of these habitats in perpetuity, in accordance with the relevant designations.</p> <p>Draft Policy LN7.5 - Protection of Priority Species</p> <p>Biodiversity: The County Council recommends the following proposed policy wording</p> <p>amendments:</p> <p>a) Development proposals should will be supported by complete independent ecological surveys carried out by a suitably qualified ecologist according to nationally accepted standards.</p> <p>b) In considering Development proposals impacting will identify and address impacts to consider and protect legally protected and priority species in line with their nature conservation value should be considered and protected in line with their and status. Such developments should will deliver a net gain in biodiversity.</p> <p>c) Development proposals will include bat-sensitive lighting design.</p> <p>d) Planning conditions and obligations should will secure all necessary avoidance, mitigation and compensation measures to ensure species protection and appropriate habitat management in perpetuity., in accordance with the species designation, and prior to starting development work, developers will be expected to join the district level licensing scheme.</p> <p>The County Council suggests the removal of the last sentence of clause (d) as district level licensing is one option available for great crested newt compensation. Developers are still able to use the traditional licensing approach and this may be more appropriate for some sites. The County Council recommends reference to bat-sensitive lighting design requirement. Supporting text should be added to refer to the guidance document Bat Conservation Trust &amp; Institute of Lighting Professionals' Guidance Note 08/18 Bats and artificial lighting in the UK.</p> <p>Draft Policy LN7.6 - Biodiversity Enhancements</p> <p>Biodiversity: The County Council recommends the following proposed policy wording</p>

Name	Response
	<p>amendments:</p> <p>a) Development proposals that include ing biodiversity enhancements (over and above the requirements to avoid, mitigate and compensate for impacts on habitats and species) will be favoured.</p> <p>b) As a minimum, new developments should include integrated bat and bird boxes connected to suitable habitats (including and naturalistic planting of native species known to be beneficial for local biodiversity. with sensitive lighting design. Planning conditions and obligations should secure biodiversity enhancements on</p> <p>development sites in perpetuity.</p> <p>Draft Policy LN7.9 - Protecting the Historic Landscape Character</p> <p>Heritage Conservation: The County Council is generally supportive of this policy. However, clause a) implies that the historic character of the landscape is only visible in the treescape, ancient hedgerow, watercourse network and species-rich roadside verges. The historic landscape has rather more components to it than this, though, and includes the patterns of tracks, lanes, field boundaries and archaeological sites that help define the form of the modern landscape. The patterns of tracks and lanes are particularly important as these show the communications routes that linked communities and those communities in turn with places of work. New development should be encouraged to incorporate these patterns in their masterplans as this helps the new development integrate into the existing communities more effectively.</p> <p>Draft Policy LN7.13 Local Green Space Designations</p> <p>Heritage Conservation: The draft text identifies a large number of local green spaces that the Neighbourhood Plan wishes to conserve. As the text notes, some of these are of historic importance. The Kent Gardens Trust has recently assessed a number of green spaces and gardens for their historic significance and the method they used would be helpful for the Neighbourhood Plan in assessing the importance of the spaces to be protected<sup>7</sup>.</p> <p>4. Design &amp; Heritage</p> <p>Heritage Conservation: In reviewing the heritage of Cranbrook parish, the text at present begins with the Anglo-Saxon period. It is true that the landscape today is largely a product of the Anglo-Saxon and later periods, and in particular the medieval period, but the earlier use</p> <p>of the landscape of Cranbrook must be included. This has contributed to the historic character of the parish, and archaeological remains relating to these earlier uses can still be found. Numerous Mesolithic and Neolithic flint artefacts have been found across Cranbrook, reflecting the use of the Weald by hunter</p>

Name	Response
	<p>gatherer populations for thousands of years. The Romans certainly exploited the Weald as evidenced by the Rochester to Hastings Roman road that runs through the parish and which survives archaeologically in many places, for example at Folly Gill. The Romans also began the exploitation of the Weald for iron. Roman iron production is evidenced by the scheduled monument at Little Farningham Farm, which may be the best example of a Roman iron working site, certainly in Kent. There is no other known Roman site in Cranbrook but it is probable that landscape features such as ponds and streams may yet prove to have Roman origins. Iron production was greatly expanded during the Elizabethan period when the invention of the blast furnace allowed the rapid expansion of the industry. Many examples of iron working sites survive across the Weald, both as archaeological sites and as place names (eg Furnace Farm, Hammer Pond etc) and many more no doubt remain undiscovered. Cranbrook itself is known to have been the site of such a furnace. Section 5.4 of the Tunbridge Wells BC Historic Environment Review reviews the heritage of Roman and Medieval iron working in the Weald which is both extensive and important and should be drawn on for the text.<sup>8</sup> The Review should indeed be drawn upon much more systematically for the Neighbourhood Plan, as at present the review of the heritage of the parish is very partial and does not underscore the essential contribution that it makes to the character and beauty of the landscape. A clearer period by period review of the heritage, highlighting the known sites and drawing on the Historic Environment Review as appropriate, would enable the heritage of the parish to play its full role in securing the character of Cranbrook in the future, whilst allowing users of the Neighbourhood Plan to understand its conservation needs.</p> <p>Draft Policy DH1.12 Protection of Agricultural Heritage Assets</p> <p>Heritage Conservation: The draft text rightly commits the Neighbourhood Plan maintaining the dispersed settlement pattern that is prevalent in the Weald and to permitting a degree of sympathetic development in farmsteads. Historic England (together with KCC and the Kent Downs AONB team) has published guidance on historic farmsteads in Kent that considers how rural development proposals can be assessed for whether they are consistent with existing character of the countryside. Consideration and reference should be made to this guidance<sup>9</sup>.</p> <p>Draft Policy DH1.13 Cranbrook Windmill</p> <p>Heritage Conservation: The County Council welcomes the incorporation of a policy that relates specifically to the (KCC-owned) Cranbrook Windmill.</p> <p>It could be expanded by referring to the authentic design characteristics of the exterior ('character'), the internal milling machinery and records of the former internal layout ('operation') and the historic fabric of the building ('structure'). KCC also welcomes the commitment within the Neighbourhood Plan to protect</p>

Name	Response
	<p>the mill's wind (clause b) as this is something that is often forgotten leading to the mill's operation being compromised.</p> <p>5. Access and Movement</p> <p>Draft Policy AM4.2 - Pedestrian Priority and Public Rights of Way</p> <p>Public Rights of Way (PRoW): This policy is welcomed and supported, though an additional paragraph should be inserted into the 'Policy Supporting Text' to clearly highlight the Rights of Way Improvement Plan (ROWIP). This is because the ROWIP is a statutory policy document, setting out a strategic approach for the protection and enhancement of PRoW. The Neighbourhood Plan should ensure that reference to the ROWIP is clearly highlighted. This will enable successful partnership working to continue, helping to deliver improvements to the PRoW network in Cranbrook and Sissinghurst. Given the value of the PRoW network to the local community, there should be a requirement for development applications to show recorded PRoW on their plans. Where PRoW would be directly affected by new development, proposals should illustrate how the PRoW network will be positively accommodated within the site. Additional text should be inserted into the policy, recommending that applicants for new developments engage with the KCC PRoW and Access Service at the earliest opportunity. This would allow the County Council to review proposals for access improvements and consider appropriate developer contributions for PRoW network enhancements, which would ensure there are sustainable transport choices available that provide realistic alternatives to short distance car journeys. The PRoW and Access Service would welcome engagement with the Parish Council to consider local aspirations for access improvements, the delivery of these projects and potential sources of funding for the works.</p> <p>Glossary of Terms</p> <p>PRoW should be revised to state:</p> <p>"A way over which the public have a right to pass and repass, including; Public Footpaths, Public Bridleways, Restricted Byways and Byways Open to All Traffic"</p> <p>1 <a href="https://www.sportengland.org/facilities-planning/planning-for-sport/playing-fields-policy/">https://www.sportengland.org/facilities-planning/planning-for-sport/playing-fields-policy/</a> <a href="https://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/">https://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/</a> <a href="https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/">https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/</a> <a href="https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/facilities-planning-model/">https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/facilities-planning-model/</a></p> <p><a href="https://www.sportengland.org/facilities-planning/active-design/">https://www.sportengland.org/facilities-planning/active-design/</a></p>

Name	Response
	<p>2 <a href="https://www.sportengland.org/activelivesapr20">https://www.sportengland.org/activelivesapr20</a></p> <p>3 Active Lives Online tool</p> <p>4 <a href="https://www.sportengland.org/news/active-lives-children-and-young-people-survey-academic-year-201819-report-published">https://www.sportengland.org/news/active-lives-children-and-young-people-survey-academic-year-201819-report-published</a></p> <p>5 <a href="https://www.tunbridgewells.gov.uk/planning/planning-policy/local-plan/evidence/environment-and-landscape/">https://www.tunbridgewells.gov.uk/planning/planning-policy/local-plan/evidence/environment-and-landscape/</a></p> <p>6 <a href="https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/environmental-policies/kents-changing-climate">https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/environmental-policies/kents-changing-climate</a></p> <p>7 <a href="https://www.kentgardenstrust.org.uk/research-projects/reports/?projId=1">https://www.kentgardenstrust.org.uk/research-projects/reports/?projId=1</a></p> <p>8 (<a href="https://www.tunbridgewells.gov.uk/__data/assets/pdf_file/0008/343808/Historic_Environment_Review.pdf">https://www.tunbridgewells.gov.uk/__data/assets/pdf_file/0008/343808/Historic_Environment_Review.pdf</a>)</p> <p>9 <a href="https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18113853/Kent_Downs_AONB_Farmstead_Guidance.pdf">https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18113853/Kent_Downs_AONB_Farmstead_Guidance.pdf</a></p>
National Trust	<p>The National Trust welcomes and supports the references to Sissinghurst Castle throughout the Plan and the recognition of the Castles contribution to the local economy and community, as well as its intrinsic heritage value and contribution as a major visitor attraction. The National Trust has the following comments on specific policies in the Plan.</p> <p>Draft policy LN7.12 provides for the protection &amp; enhancement of the site, however the policy wording is potentially overly negative and restrictive and does not allow for enhancement on the site. A proposed revised wording is provided which aims to conserve the historic asset and allow for the enhancement of the site and its visitor facilities, supported by Policy BE3.2</p> <p>Draft policy LN7.12 Conservation and Enhancement of Sissinghurst Castle</p> <p>Proposal that conserve and support the sensitive and appropriate enhancement of the heritage assets and visitor infrastructure on the site and its estate will be supported.</p> <p>The narrative to the policy is supported and we would like to add an additional sentence as below to the supporting text.</p> <p>The National Trust would like to maintain and enhance the visitor offer at Sissinghurst Castle to ensure its sustainable future whilst sensitively caring for its historic significance and sense of place. Visitor enhancements may include</p>

Name	Response
	<p>additional retail and new visitor welcome space and other improvements to the visitor offer.</p> <p>Draft Policy DH1.8 regarding key views is strongly supported. The tower at Sissinghurst Castle is a particularly prominent landmark and the protection afforded by this policy is essential.</p> <p>Draft Policy BE3.2 supporting tourism is strongly supported. It is suggested that as additional bullet be added after bullet 3 to support the enhancement of existing visitor attractions for example</p> <ul style="list-style-type: none"> <li>• Enhancement and development of existing visitor attractions.</li> </ul> <p>Bullet 2 could also be amended by deleting 'paying' as many (including the National Trust) heritage attractions are run on a charitable or membership basis and this policy should not exclude non-paying visitors.</p> <p>The general aspiration of Draft policy BE3.4 is supported, but there is concern that this policy may not be enforceable in regard to the various permitted development rights that allow more extensive changes of use between such buildings, and where issues of viability are likely to undermine the policy goal of a mixed economically active use.</p> <p>Under projects, it is noted that under the Sissinghurst to Bedgebury cycleway proposal a project group is tasked with engaging with the National Trust. However it is noted that there has been little engagement to date through the Neighbourhood Plan process in this regard, or any agreement or understand to engage with the National Trust, sought. It should be made clear that this project is not part of the Policy of the Plan, or has any weight other than being as aspiration of the Plan to be explore.</p>
Highways England	<p>Thank you for your notification dated 12 October 2020, inviting Highways England to comment on the Cranbrook &amp; Sissinghurst Neighbourhood Development Plan (C&amp;SNDP) Regulation 14 Pre-Submission Consultation, seeking responses no later than 11 December 2020.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the</p>

Name	Response
	<p>strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN. In the case of Cranbrook and Sissinghurst, our focus will be on any impact to the A21 corridor which passes north to south to the west of the parish, through the junctions of Flimwell and Hawkhurst.</p> <p>Highways England have reviewed the C&amp;SNDP which sets out rough wording for planning policies to promote and control new development in the parish. The Tunbridge Wells Borough Council (TWBC) Draft Local Plan outlines a clear housing strategy for Cranbrook and Sissinghurst in Policy STR/CRS 1 which includes the allocation of up to 718 - 803 dwellings and identifies the delivery of this allocation through Policies AL/CRS1-9 and Policies AL/CRS 12 – 16.</p> <p>Highways England note that as the Tunbridge Wells Draft Local Plan is not yet adopted, the C&amp;SNDP does not include the housing strategy, quantum or sites outlined above. The LNDP states that site allocation is deferred to Tunbridge Wells Borough Council, as site allocation will be made in their forthcoming Local Plan and there is little benefit to be gained from duplicating the process in the LNDP.</p> <p>Highways England does not have any objections to the Reg 14 Pre-Submission of the C&amp;SNDP. However, larger sites will be expected to providing a transport assessment of the traffic impact upon Flimwell and Hawkhurst Junctions. If the proposed new housing sites come forward or the quantum of development in C&amp;SNDP significantly exceeds the 803 allocation up to 2037, then we will wish to be consulted and may require an assessment of the cumulative impact upon the A21 corridor. We look to Tunbridge Wells Borough Council to assess and mitigate any impacts of development in its Local Plan to 2037, including housing to be provided through neighbourhood plans, upon the SRN.</p>
Historic England	Thank you for consulting Historic England on the pre-submission version of the Cranbrook and Sissinghurst Neighbourhood Plan. Historic England is the government's advisor on planning for the historic environment, including

Name	Response
	<p>advising on the conservation and enhancement of heritage assets and champion good design in historic places. As such we will comment only on those areas that fall within our remit and silence on other matters should not be treated as agreement or consent.</p> <p><b><i>Historic England's role in Neighbourhood Planning</i></b></p> <p>Historic England is a national organisation with limited resources to support the locally delivered programme of neighbourhood planning. We will use our resources at the regional level to support neighbourhood planning in priority places. This means we may have to prioritise some plans over others depending on the sensitivity of the historic environment that would be affected and the scope of the plan under consideration. In some cases we may chose to refer consultations to the local planning authority's conservation and archaeological advisors rather than replying ourselves.</p> <p>The neighbourhood planning process is intended to allow the community to set their own agenda for planning in their area and, as such, they do not necessarily need to cover every area of planning policy that might be applied in their area. Where the neighbourhood plan is silent, the local plan policies would be applied and are expected to provide for the appropriate consideration of the historic environment in decisions, including promoting the conservation and enjoyment of heritage assets in a manner appropriate to their significance.</p> <p>Nevertheless, there may be areas where the plan's proposals or policies result in potential impacts to heritage assets or the area's historic character that require a policy response within the plan, either to secure benefits or to avoid or minimise harm to heritage assets. This ensures that the plan promotes sustainable development as defined within the National Planning Policy Framework. It is also important to ensure the plan provides clarity for decisions and does not create conflict with other plans. Where resources allow we will seek to understand the potential effects of the plan on the historic environment, including identifying potential unexpected or unintended consequences and seek to advise you on how these can best be addressed to ensure the plan presents a positive strategy for the historic environment.</p> <p>We also check plans to ensure they have been prepared with an appropriate assessment of their impacts on heritage assets, including use of appropriate evidence and suitable understanding of the significance of those assets that could be affected.</p> <p>We are a strong supporter of policies to protect the historic environment that have been developed by communities and will use our experience and</p>

Name	Response
	<p>knowledge of the planning system to help you make these as robust as possible.</p> <p><b>General Comments</b></p> <p>We feel this is a well set out neighbourhood plan, , which interweaves landscape and heritage, particularly in terms of the AONB and dispersed settlements, as well as focussing on the more built-up areas of Cranbrook and Sissinghurst. It expresses the qualities of the area in townscape and landscape terms and sets out aims and objectives to preserve these. We do note that where heritage assets are considered there is no reference to the need to conserve them in a manner appropriate to their significance, following the language used by the National Planning Policy Framework and, as such, it is not clear that this promotes sustainable development as set out in that document. This is not a reason for an in-principle objection to the plan or its policies but we would seek to ensure that policies within the plan which may have effects for heritage assets are clearly in conformance with the NPPF.</p> <p><b>General Policies</b></p> <p>Policies DH1.10, DH1.11 and DH1.12. Each of these policies relate to decisions affecting heritage assets. As the government’s requirement set out in the planning policy framework is heritage assets should be conserved in a manner appropriate to their <b>significance</b>, we feel that this needs to be more clearly identified as the decisive factor in each of these policies where the status of heritage assets is the reason for their consideration in the plan.</p> <p>Policy DH1.2 We are pleased to support the use of conservation area appraisals to provide evidenced decision making. Where these appraisals are now reaching an age where their conclusions may merit reassessment, we recommend that the neighbourhood plan process includes a rapid review of the issues identified in the appraisal, including preparation of an addendum to the plan that may be adopted by the District Council.</p> <p>Policy DH1.6. At present this policy includes some lack of clarity and may go beyond the level of protection that is currently upheld in English planning law and policy. In bullet point a) it is uncertain what features of the public realm should receive the protection provided and/or where this information should be found. This may be set out in the conservation area appraisals and therefore an amendment would most appropriately state: “a) The historic features of the public realm identified as making a positive contribution to the character or appearance of the conservation areas in the appropriate appraisal document, should be protected and maintained.</p>

Name	Response
	<p>In bullet point b) 'overbearing' is an unclear term to use and we recommend replacing this with 'harmful', to better reflect national planning policy and bring development that would affect assets in ways other than impacts on their settings within the scope of the policy.</p> <p>Policy DH1.8. We are pleased to support policies that aim to protect the contribution that key views make to the significance of designated heritage assets and would highlight that, given the need to give great weight to the conservation of this significance, it may help to clearly identify where they do so. Designated heritage assets within the definition of the NPPF include listed buildings, conservation areas, scheduled monuments and registered parks and gardens. We recommend inserting an additional bullet point after point a) in the policy to state "Proposals should include details of how any potential harm to views of, or from heritage assets in the plan area has been assessed and what measures have been taken to conserve the contribution of these views to their significance as an aspect of their setting. Proposals that would result in harm to the setting of a designated heritage asset will be resisted and should be robustly justified on the basis of public benefit that could not otherwise be delivered. Proposals that improve view of a heritage asset or provide new views that better reveal the significance will be supported."</p> <p>In the list subsequent to the current bullet point b) we recommend highlighting (for example via an asterisked footnote), which of these views contribute to the appreciation of a designated heritage asset. Alternatively, it could be made clearer that all the views listed are considered to have such a role and status. We recognise that the writers have chosen to use a language that avoids panning 'jargon' but in guiding decision making it is important to identify between impacts that are considered to affect designated heritage assets and non-designated heritage assets, which are given different weight in national policy.</p> <p>Policy DH1.9. At present we feel this policy falls short of providing appropriate protection to shopfronts that contribute to the significance of listed buildings and the conservation area of which there are several examples. Whilst the first bullet point includes 'maintaining' shopfronts as a supportable aspiration, this is given equal weight with improving, without clarity on what improving might entail. To provide clarity and ensure the plan promotes sustainable development we recommend including the following "Where an existing shopfront contributes to the special historic or architectural interest of a listed building or the character or appearance of a conservation area, great weight should be given to its conservation and sympathetic repair, including reinstatement of lost elements."</p>

Name	Response
	<p><b>Asset Specific Policies</b></p> <p>Policy DH1.14. Providence Chapel is the only site in the Neighbourhood Plan Area currently recorded on the National Heritage at Risk Register that is maintained by Historic England. We have concerns regarding the wording of this policy and the supporting text. The current wording which excludes certain planning uses, limits the potential uses of the chapel. Due to the challenges this building faces, the difficult development economics and large conservation deficit, we strongly suggest that the planning uses for this site should be kept as open as possible.</p> <p>We suggest the following amendments to the policy:</p> <p>‘Proposals will be considered that secure the <b>optimum viable use</b> of the chapel, in line with the NPPF/NPPG.</p> <p>Measures should be taken to ensure that the building’s condition does not deteriorate any further’.</p> <p>And for the supporting text:</p> <p>‘4.31The Providence Chapel is in a central location in Cranbrook. It is an important <b>historic</b> building, listed Grade II* <b>because it is significance as a very good example of an early 19th century non-conformist chapel, which retains almost all of its original liturgical fittings.</b> The Chapel is a landmark within the town centre and attracts tourist attention.</p> <p>4.32 There is widespread support locally to restore this iconic building. The Providence Chapel is listed on the 2020 ‘Heritage at Risk South East’16 register compiled by Historic England. Its condition is described as ‘very bad’ which threatens its historic character and detracts from the aesthetic appearance of the historic town centre. The dilapidated condition of the Providence Chapel has also been highlighted in CCAA (Cranbrook Conservation Area Appraisal) 2010 and warrants immediate attention.  <b>Including a policy which allows proposals for any use to come forward that secure the optimum viable use as defined by the NPPF/NPPF (that is, the use which causes the least amount of harm to the significance of the asset while also being viable), will enable the site to be brought back into use in a manner which is compliant with the NPPF.</b></p> <p>Policy LN7.12.</p> <p>At present we feel this policy lack the clarity of direction and nuance needed to provide a guide for decisions affecting the nationally important landscape and buildings of the Sissinghurst Castle estate. This also means that we feel, at</p>

Name	Response
	<p>present, it doesn't provide sufficient detail to promote sustainable development. The Sissinghurst estate is likely to require some elements of investment, adaptation or development to ensure the conservation of those assets for which it is valued. We would prefer to see a more directive policy that sets out the community's guidelines for what would be desirable or acceptable. At present we suggest:</p> <p><b>“Proposals put forward to support the viability and ongoing use of Sissinghurst Castle and its estate as a significant heritage asset and visitor attraction, in which any harm to the significance of the estate's heritage assets is avoided, minimised or, where unavoidable justified, should be considered”.</b></p> <p>Policy Supporting Text</p> <p>3.52. Sissinghurst Castle (owned and managed by the National Trust) is both a significant heritage asset and landscape feature, as well as a major visitor attraction making a considerable contribution to the local economy. The site creates a setting for <b>the designated heritage assets of Sissinghurst Castle and Gardens</b> and reflects the local landscape particularly to the East of Sissinghurst village, enhancing the character of the wider Kentish Weald landscape.</p> <p>3.53. The neighbourhood plan recognises and supports the major contribution that Sissinghurst Castle makes to the heritage of the area. This policy seeks to <b>support Sissinghurst Castle's continued viable use as a visitor attraction and to protect and enhance the Castle and its grounds for the benefit of current and future generations through future improvements the National Trust may implement</b> (so long as these accord with the provisions of the NPPF). <b>This will allow</b> it to remain a celebrated focal point within the parish.</p> <p>Policy DH1.13. We are pleased to support this policy as an important example of heritage policy applied at the neighbourhood level and recognise that the absence of such control has resulted in loss of significance of listed windmills elsewhere in the South East of England.</p> <p>We hope these comments are of assistance to the town council but would be pleased to answer queries relating to them</p>
TWBC	<b>Exec Summary:</b> Suggest that this is reviewed once the PSLP is publicly available, including reviewing the numbers of new homes to be allocated at

Name	Response
	<p>Cranbrook and Sissinghurst in the PSLP as compared to the Drat Local Plan, which will be significantly different.</p> <p><b>Para 1.2</b> level of development proposed: needs to reflect the policy approach being taken in the TWBC Pre-Submission Local Plan</p> <p><b>Para 1.22</b> examination: this may also be carried out by ‘written reps’</p> <p><b>Para 1.22</b> examination: The examiner reports to both the borough council and the qualifying body. The borough council must formally consider the report. If it accepts the examiner’s report, it will arrange for a local referendum to be held (organised and carried out by TWBC Democratic Services) to ensure that the community has the final say on whether the plan comes into force or not</p> <p><b>Para 2.11</b> – include need for additional allotments at Sissinghurst as referred to by the Parish Council when discussing local requirements with TWBC planning officers.</p> <p><b>Para 2.14</b> – add Cranbrook to the destinations being linked by proposed cycleway (reference included to the Crane Valley, but adding Cranbrook would be more specific)</p> <p><b>Policy LN7.7 Local Protection &amp; Enhancement of the Crane Valley</b></p> <p>It is usual for policies which are restrictive to set out, ‘unless proposals meet the following requirements’. This does not: it sets out that no development (regardless of scale or impact) would be supported. There is not justification for a “no development” approach. It is also not clear if it applies to just the Crane Brook itself, or all/some of the buffers shown. “Close ups”/ “zoomed in” maps of the area would need to be shown. It could, dependant on the application of any policy to the outer layers/buffers include areas included as site allocation policies in the Site Allocations Local Plan 2016, which are linked to Core Policy 12: Development in Cranbrook of the Core Strategy 2010 (i.e. the current Development Plan), and the Draft TWBC Local Plan (and see note above referring to the TWBC Pre-Submission Local Plan).</p> <p><b>Policy LN7.9 Protecting the Historic landscape Character</b> (page 28)</p> <p>Reference to positive impact upon the settlement character and historic landscape could be added to policy supporting text (or cross reference to other parts of plan where this is addressed)</p> <p><b>Policy LN7.10 Green Gaps &amp; Preventing Settlement Coalescence</b> (page 29)</p> <p>The policy should also refer to the plans on Page 30</p> <p>Open Space/Green Gaps (top plans shown on Page 30, and on Page 31) include areas included as site allocation policies in the Site Allocations Local</p>

Name	Response
	<p>Plan 2016, which are linked to Core Policy 12: Development in Cranbrook of the Core Strategy 2010 (i.e. the current Development Plan), and the Draft TWBC Local Plan (and see note above referring to the TWBC Pre-Submission Local Plan). There is concern that elements of part C) – particularly “undeveloped character” - would conflict with the adopted and emerging strategic policies. TWBC would welcome discussion on this point.</p> <p>There does not appear to be an indication of open space/a green gap between Cranbrook and Wisley Green, although this is referred to in the policy wording.</p> <p><b>Policy LN7.11 Protection of the High Weald AONB &amp; its Setting</b> (page 32)</p> <p>Para 3.46 first bullet – ancient mixed <u>species</u> native hedgerow</p> <p><b>Draft Policy LN7.12 Protection and Enhancement of Sissinghurst Castle</b> (note – should refer to ‘Sissinghurst Castle <u>Garden</u>’) (page 35)</p> <p>Draft TWBC Local Plan policy also includes a criteria relating to non motorised means of access to site (AL/CRS11 in draft TWBC Local Plan Reg 18)</p> <p><b>Policy LE3 Local Green Spaces (LGS)</b> (page 33)</p> <p>TWBC at the beginning of December 2020 has contacted the Parish Council/NDP Group regarding TWBC’s revised Designation Methodology and assessment of sites proposed for designation in the Pre-Submission Local Plan. This approach will ensure, as far as is possible, that a similar approach to designating LGS within the parish will follow a similar approach in the Pre-Submission Local Plan as that being proposed in the Draft Neighbourhood Plan. It is noted that whilst the triangular area to the south of the extent of Site LGS15 The Long Field is understood to be well used, the northerly extent running to the Angley Road is not, and this element would be questioned. TWBC would welcome discussions on this point.</p> <p><b>Draft Policy DH1.2 The Design of New Buildings Within, or Adjacent to, Conservation Areas</b></p> <p>Suggest “Development that would rise above the roofline of existing buildings or contrast negatively with the existing roofscape will not be permitted, <i>unless can be justified in exceptional circumstances</i>” to give sufficient flexibility for a very high quality proposal which can be justified on heritage and design grounds.</p> <p><b>Draft Policy DH1.8 Protection of Key Views</b></p> <p>Would benefit from a map showing the <u>indicative</u> key views.</p> <p><b>Policy DH1.11 Protection &amp; Enhancement of Heritage Buildings</b> (page 75)</p>

Name	Response
	<p>Policy could a) include the terminology 'non-designated heritage assets' to reference the NPPF definition and b) expand further on typologies to include further reference to archaeology, for instances.</p> <p><b>Policy DH1.12 Protection of Agricultural Heritage Assets</b> (page 76)</p> <p>Suggest that the supporting text reference the TWBC farmsteads guidance SPD and historic farmsteads contained in the Historic Environment Record.</p> <p><b>Policy DH1.14 Retention &amp; Restoration of the Providence Chapel</b> (page 78)</p> <p>Reference to A1, A2, A3 has been superseded: now in Use Class E. Needs to be revised to reflect this. Perhaps also say "...or other suitable uses which accord with relevant NPPF, Local Plan and Neighbourhood Plan policy".</p> <p>Policy AM4.5 Safer Road Conditions</p> <p>Will need justification/evidence for this. Suggest review TWBC Infrastructure Delivery Plan (2021) when publicly available, and SWECO transport evidence base (to be publicly available in Feb/March 2021).</p> <p><b>Policy HO6.1 Affordable Homes in Sustainable Locations</b> (page 106)</p> <p>Affordable housing should be made subject to a local connection test: note: TWBC approach in Pre-Submission Local Plan sets out how the delivery of all forms of affordable housing will be provided on the basis of a 'local connection cascade'</p> <p><b>Policy HO6.4 Rural Exception Sites</b> (page 110)</p> <p>The policy criteria are less restrictive than those in the relevant TWBC draft policy</p> <p><b>General Comments</b></p> <ul style="list-style-type: none"> <li>• All references to 'Local Plan' in the NP should clarify that this is the TWBC Local Plan, it's full title, and the date it was prepared</li> <li>• References to Evidence Base in the CSNP: clarity is required about who has prepared the document – the NP group or TWBC (as part of preparing the TWBC Local Plan)</li> <li>• Clarity about the title of all evidence base documents referred to in the CSNP: this could be set out in a glossary (to include any shortened title referred to in the text). Titles of evidence base documents prepared by</li> </ul>

Name	Response
	<p>TWBC should be as set out in the relevant TWBC Local Plan webpages</p> <ul style="list-style-type: none"> <li>• A number of policies say “will be supported”. Suggest that this could be qualified to say “will be supported, subject to conformity with other policies in the NP”.</li> </ul> <p><b>Presentation</b></p> <p>It would be helpful to have a list of individual policies at the front of the plan: Policy Number, Policy Name and page number</p>

## **Appendix 2**

### **Responses received through the online questionnaire**

## Responses received through the online questionnaire

2. Which parts of the plan do you most like and why?
Open-Ended Response
Leisure infrastructure, particularly cycle route between Sissinghurst and Bedgebury which would help reduce car use by locals, where the current roads are far too dangerous to risk, especially for families. It could also attract tourists to Bedgebury to come out to Cranbrook and Sissinghurst to boost local businesses. Some onward link to Bewl Water, perhaps with an all weather hard surfaced cycle/running/walking trail around the reservoir would increase the year round appeal of the area. School facilities at The Weald Academy and Cranbrook School should be shared with the local community including sports facilities ie tennis courts, netball courts, outdoor swimming pool, grass running tracks etc.
Priority given to protection and enhancement of the natural environment - essential to tackling biodiversity loss and the climate emergency. Carbon neutral standard for new homes - essential in the climate emergency. Active travel network - road traffic is a problem here currently and improved public transport along with cycle and walking routes would be hugely beneficial. Access to nature and growing space (allotments) for residents - fundamental to mental and physical wellbeing, as well as improving resilience to external shocks (pandemics, food supply issues etc) in the future.
The use of the Centre of the town for as much as possible
Excellent overall document setting some clear views on the way we would like to see how the area develops
I like... all of it. I am the Pembury Hospital-born son of Cranbrook-born parents. My mother was born in a house in the High Street during an air raid. My father was born eight years earlier, and 100 yards away in Bank Street, in a house that no longer exists. I went to three schools in the town. My entire childhood was spent in the town, as were long periods of my adult life. Cranbrook is a huge part of who I am, and I found myself feeling very grateful while reading the draft that (a) I live here, and know this town, and (b) that people have spent so much time and effort to produce this plan. I particularly liked the idea that the Crane Valley might be further enhanced for nature. I liked the emphasis on greening, and the the importance attached to protecting wildlife, and the parish's iconic sights... both landscapes and buildings/architecture. *My mother [REDACTED]... who is 80, has some health issues, and who is not computer literate... would like me to mention her, express her gratitude to the people who put the plan together, and say that she shares my opinions. Thank you
The lack of consistency between TWBC local plan and this plan make it hard to find anything to like.
I fully support all the proposals about nature, homes for local and young people and providing employment in the area
Extremely detailed
The sections on heritage and the natural environment and the list of projects. Also the policies on providing affordable housing for young people.
Parts concerned with protecting the countryside
We like the plans for Cranbrook with a community centre, a hub, walkways etc.
Support for farmsteads, improved cycle paths, broadband and low cost housing.
i like the fact that green spaces are to be safeguarded; I somehow doubt that this will happen however
I am impressed with your whole plan especially your allocations and protections of green space and allotments throughout the Plan area. Staplehurst was one the first parishes to

<b>2. Which parts of the plan do you most like and why?</b>
have a Neighbourhood Plan and there have been many more ideas and progress since we completed ours! We were really working in the dark and had minimal support from Maidstone Borough Council. I have been a councillor in Staplehurst for 37 years and played a key role in producing our Plan, so I appreciate the enormous amount of work and commitment involved.
It is reassuring that there is a plan, but it still needs some serious work.
None of it
I really don't like it, for the reasons below. This has not been thought through.
I can't say that I like any of it.
I am very excited by the idea of the development of the community area within Cranbrook. I think this is absolutely critical to the future of the town and will help enormously to reverse the decline we are seeing in the town centre. I would love to see the Crane Valley feature more within the town as I think a lot of people do not even really appreciate the fact that the Crane runs through there and it could be such an asset to the town. I am also really pleased to read the ideas of the cycle ways linking through from Sissinghurst to Bedgebury. I am fully supportive of everything I have read within this comprehensive document and feel it has been researched and well thought-through to ensure our lovely town embraces the right kind of development.
I am glad the plan places emphasis on the protection of the ecological biodiversity of the area, its historic character and the enhancement and protection the green spaces which are so important to us. I am also glad to see that small scale development and affordable housing are a priority.
All interesting and full of good intentions. What will be the results I wonder!
preservation of our natural environment and green spaces which are truly valuable. The plan portrays and bright future which is encouraging. I hope this gives us some control over our local area and ensures future development is adequately controlled and ensures that traffic volumes do not affect pollution levels by ensuring that full provision is made for walking, cycling and public transport.
LN7.10 preventing settlement coalescence is very important otherwise we will end up with continuous ribbon development along the roads. Site 29 should NOT be developed for housing as this will merge Wilsley Pound and Sissinghurst and Cranbrook Common. The Green gaps need to be maintained and protected, these are biodiversity sites and this area is synonymous with orchards and apple production. Brownfield sites inside or adjacent to LBD should be prioritised, NOT green field sites within our historic landscape. LN7.3 Making space for nature to preserve at least some of it for future generations, once it has been built on it is lost for future generations.
Pedestrian priority in Stone Street. This will bring back some character to this lovely section of the town and allow more pedestrian intergration.
The area needs more housing to reinvigorate Cranbrook
The protection of green spaces, sports fields, the Crane valley and Sissinghurst Castle.
I don't like any of it.
I like the emphasis on encouraging people to use the High Street, which is struggling, including the proposed enhancement of pedestrian and cycling access.
Protection of the High Weald AONB & its Setting
2.1 Vision statement and objectives- concise and clear. 2.2 I strongly support the development of new cycleways, marked walking trails and hop pickers railway as future projects. 2.3 Like tourism initiatives and projects to enhance tourist attractions- this will

## 2. Which parts of the plan do you most like and why?

bring revenues into the town. Can a tourism development plan be identified as a project? 2.3- not used 2.4 LN policies are well thought through 2.5- LGS policies for designated green spaces strongly supported 2.6 DH policies - well thought through and comprehensive- strongly agree with the new town square idea. 2.7 DH1.14- Providence chapel -strongly support this policy. This could be a tourist attraction once refurbished. 2.8 AM policies are good and well thought through.4.5 is particularly important. Some of the footpaths are very narrow and dangerous to walk on as vehicles pass at speed within 2ft of pedestrians. 2.9 Support all BE policies- support for tourism is, I believe, particularly important. 2.10 Like and support all HO policies- particularly 6.3 innovative construction solutions. Designating areas for self-build would be particularly beneficial as a form of affordable housing . 2.11 Like IN policies and strongly support. Particularly EV charge points one per parking place in shared car parks. Not convinced that public car parks need many charging points as most owners of electric vehicles charge at home. 2.12 Project list is thoughtful and wide ranging.I particularly like preventing vandalism and anti social behaviour- as a project. 2.13- like the clear statement in LN7.7 that development in the Crane Valley will not be supported. 2.14- It has been a great achievement by all concerned to have completed this draft plan- so much time and effort by your dedicated team. When the plan is considered as a whole it is comprehensive, wide ranging, well researched, thought out and drafted. Well done.

The cycle path between Bedgebury and Sissinghurst Castle - but this should be a policy not a project.

That it captures the unique character of the neighbourhood: that we want to preserve our green spaces and heritage sites at the same times as developing sustainably for future generations.

New community and medical centre. Community centre has the potential to provide activities for young people and children in evenings and holidays. Mention of the support of schools in addressing transport and travel for pupils getting to school- we would support plans to increase opportunities to walk and cycle to reduce traffic around the school. CC2.7, 8.2- in support of enhancing the museum to continue to provide worthwhile and engaging trips for pupils.

1. preservation of green spaces. 2. protection and enhancement of shop fronts

There seems to be thought gone in to it around traffic, country-side and empathy for the areas. I just cannot understand why Colliers Green is being suggested as any development will kill the reasons thatr are there to act as a safeguard

Most of it is good or acceptable except the underneath points of view

The intention to maintain the integrity of the beautiful landscape that Cranbrook nestles in, attention to preservation of nature, ancient woodland, rural vistas, the lanes and charm of our market town and countryside.

most

The plan in general seems to focus on many of the most important things to preserve and develop our parish. I'm particularly encouraged to see the proposal of a new community centre in sissinghurst. The expanding villiage is being infused with lots of new families such as my own, with young children, and there's a real demand for a central focal point to bring everyone together.

Areas in and around Colliers Green identified as areas of natural beauty and part of a rural community which must be protected

Oh itâ€™s all really well thought and is very interesting and if you can do a fraction it will be a success .

<b>2. Which parts of the plan do you most like and why?</b>
Firstly those involved in the preparation of this plan are to be commended for their diligence and dedication to a monumental task. The most important aspect of this plan (to me) concerns those areas identified for possible housing developments, as it will be these that will either compliment or harm the Parish.
I think the plan as a whole is a waste of time, Cranbrook and Sissinghurst have not got the correct utilities to hold any more housing, our conservation areas will decrease
I salute those that have put this bureaucratic nightmare together for the community. However it is so complicated that it is hard to know where one makes any points one wishes to make. I will therefore make them in the next box and hope that they can be deciphered to be of value.
All of the plan is still in the consultation stage so impossible to make any definite comments. We need to wait to see where the housing developments will be before residents can voice their opinions.
Overall plan was very comprehensive and all the people involved in its' production should be highly commended. We liked the emphasis on environmental issues and protection of the special landscape in which we live. Another vital aspect of the plan is traffic movement through Sissinghurst and also in Common Road. We applaud the idea of traffic calming and a 20 mph speed limit near the Sissinghurst Primary School. Although we feel the volume of new housing being imposed is too great in relation to the existing infrastructure we agree that the emphasis should be on affordable housing.
Preserving the natural landscape, and protecting and enhancing green spaces. A strong emphasis on responding effectively to the climate emergency - zero carbon, avoiding pollution, home grown food production, cycle ways and better public transport. Also the "green space" allocation.
The environmental and ecological policies are positive
Affordable housing. The fabric of our communities cannot flourish if our young people are forced to move away. Extension of the Crane Valley Nature Reserve.
I think the plan overall makes a genuine and considered effort to address the issues with its policy recommendations.
business and employment and housing because they are the most important to the local community and our future
Culture
The document is very comprehensive and impressive. The authors have done a great job in producing a document that should find support among most of the population of Cranbrook and surrounding area.
Very impressed with whole plan, appreciate the massive amount of work put into it.
The emphasis on improving travel routes (especially for cycling to/from Bedgebury Forest) and affordable housing. And generally, the extraordinary levels of detail - it's very specific, which is great.
Landscape and the Natural Environment Design and Heritage Access and Movement
We have an opportunity that we've not had for generations to rejuvenate our local community and our local economy by implementing policies that encourage people to live in the Parish and to 'stay local' for work. Policies that encourage sensibly higher density development on sites close to the main centres to promote walking/cycling and to make more efficient use of newly developed land are welcome. At the same time policies promoting redevelopment of sites in and around the High St to renew the vibrancy of the area are also welcome.

<b>2. Which parts of the plan do you most like and why?</b>
Landscape & the natural environment because it claims to respect the importance of the AONB, the landscape and natural environment. Design & Heritage because it values and will protect what exists. Housing as it stresses the importance of good design that complements local style and building materials.
I have plenty of comments and will undertake the longer survey. However, community provision will be one area I will comment favourably on. I'm onboard with new medical and community centres in Cranbrook plus a village hall in Sissinghurst but in the right place, with the right design. However, any development must be in keeping with the surround and not affecting the High Weald AONB. Better support for schools and for training adults skills should be encouraged too.
I found the whole plan was well-structured and reflected a great deal of fact-finding and thought to get to this point. I most liked Sections 3,4,6 & 7 - I felt these showed an excellent understanding of the historical importance of our area and why we love it, but the content was also forward-looking and had definite proposals for current urgent issues - such as a lack of space for businesses and a dearth of affordable housing for young, working people.
Draft policy CC2.4. The new Sissinghurst village hall will allow fitness classes & youth clubs that will help to improve mental health & reduce vandalism/anti-social behaviour in the parish. This should be mentioned in para 8.2.
Community hub, improvements to green spaces, reduction in speed limits. All important for wellbeing and safety
The overall quality of research undertaken for this submission. Recognition of the importance of AONBs, The Vision, sections on Eco Design, Low and zero carbon energy and allotments.
cranbrook center redevelopment
Housing - so interesting to read of the divergence between typical local income and cost of local houses.
The insistence on good and environmentally sound designs for the newbuilt environment. Pointing out the mistakes of the 60's. The concern for community wellbeing, preservation of the AONB, history, valued green spaces, and sufficient affordable housing.
Cycle path Sissinghurst to Bedgebury. Commitment to ecodesign and energy efficiency. p.95 Support for rural economy , p. 99
5. Access and movement - need to ensure that safe and convenient movement around the Parish is essential
PI see my comments on Draft Policy DH1.5 Avoidance of Light Pollution
See my comments on Draft Policy AM4.5 "Safer Road Conditions"
Access and Movement
I am particularly interested in the Access & Movement, and the Culture & Community sections because as a Public Health Champion for the parish I think these two areas cover projects that potentially will improve the health and wellbeing of our residents. However, I recognise that many other factors such as affordable (and accessible) housing, the creation of jobs and vocational training, and the protection of our natural environment can all be linked to better health outcomes for residents too.
Central cranbrook development
Generally a very good plan - need to ensure that the developers and TWBC follow it, especially as TWBC do not seem to be very good at following their own draft plan.

<b>2. Which parts of the plan do you most like and why?</b>
Overall the NP has worthy aims and objectives which we support. It is also clear and well written
The plan is intelligent in its forward thinking, attention to detail and inclusivity. Its approach to the future development of the town (housing including environmental and ecological sustainability, respect for the open spaces/landscape/vistas as important for community wellbeing as well as for visitors) and recognition of the unique heritage built up over 800 years, offers a way forward which we support. Appalling planning and development in the past has been a blight which must never be repeated and where possible ameliorated.
Details about protecting the landscape and historic feel of the villages and surrounding area
I like the emphasis on encouraging people to use the High Street, which is struggling, including the proposed enhancement of pedestrian and cycling access.
You appear to wish to conserve Cranbrook's uniqueness
Traffic Control
Traffic control
Develop areas that have existing housing density and appropriate road, pedestrian, service and amenity infrastructure
I like the focus on maintaining biodiversity and preserving the distinctive landscape and architectural characteristics of the area.
Introduction Provides Interest
Aims for housing development are detailed and laudable
Distinctive street form, building densities, layout, and public realm space of original settlements
I'm particularly interested in the Place-shaping, Design and Community Engagement and environmental issues concerning climate change.
Emphasis on AONB, need to preserve environment (ancient woodland etc), light pollution, using brownfield sites where possible, need to avoid poor quality developments, summary of objectives good, we do get to vote on the finished plan.
3. Landscape & the Natural Environment 4. Design and Heritage Both so very important in the Parish
This is a very considered and exciting vision for the future of Cranbrook which we support. It addresses the current issues of housing and the imperative of good design with carbon neutrality and sustainable small scale development which respects the fact that this environment lies within an AONB. Furthermore the plan comprehensively addresses the imperative need to subject all development to scrutiny regarding the multiple crises of climate change, environmental degradation, wildlife loss and mental health and wellbeing. Equally this plan respects the unique beauty and history of this town and its surroundings and rightly seeks to retain and enhance its architectural integrity, with the preservation of the Providence Chapel being an obligation and an opportunity. Preservation of the open spaces and our exceptional vistas and landscapes, both within the town and in the countryside beyond, is also recognised, and which, if they were lost, would diminish our community irrevocably.
Landscape & Natural Environment, Culture & Community, and Infrastructure because they resonate most with us as a family.
I thought the plan was well thought out and concise
All! A really thorough analysis.

**2. Which parts of the plan do you most like and why?**

Landscape and the Natural Environment Our area mainly AONB is needed by our community and city visitors and tourists.

See my detailed comments below. The chapter on Landscape and the Natural Environment is particularly strong.

Active Travel Routes - I like the idea of being able to travel throughout the area safely by bike and locals being able to access the community with better provided routes. I also like the fact that community provision is a key consideration of the plan.

Landscape and Natural Environment. It recognises the importance of both landscape and the natural environment

Landscape and the Natural Environment. Most concerns about changes within the parish could be eliminated by keeping this section of the plan foremost. I also like the plans for the pedestrian environment and public transport.

Background, Vision, Design and Heritage Landscape and Natural Environment It emphasises what is special about this parish and measures to be taken by developers to retain the sense of place and ensure highest quality of design of new builds to minimise impact of development on our sensitive built and natural environment and achieve Carbon zero emissions by 2030.

Access and movement need to make people first so better walking and cycling

I am encouraged by the emphasis on Community, Landscape and Heritage.

Landscape & Natural Environment - essential for health and well-being of people and the planet

Lots of thoughtful ideas on many issues

Environmental projects and protection of AONB

Landscape & Natural Environment

This defines the whole character of the parish for the people who live in it

The idea of a Community Centre – but however, there are already things in the town which could do without the expense (see comments later)

**3. Which parts of the plan could be improved and why?**

Open-Ended Response

Increased housing and tourism would of course increase traffic - improving Whitewell Lane to take 2 way traffic safely would usefully split traffic away from the merging traffic at Wilsley Green and the main roundabout. Additionally the new housing planned for Angley Road near Wilsley Green could access via an improved Whitewell Lane for greater safety and reduced coming and going directly onto the busy Angley Road,

I think that it would be helpful to include a provision for community energy generation projects - for example, solar cooperatives. Community self sufficiency in energy can provide resilience, cost savings/ income generation, employment etc. Including guidance for energy generation in the initial neighborhood plan would make sure that any such projects are considered at the outset of development and therefore integrated into the design.

I feel the team has worked hard on the plan

I don't think it is a problem with the document itself but it does not show how it will be used to influence future choices.

I would like to see more made of our great history. Something that comes to mind is the fact that Cranbrook is the birthplace of the Christmas card. It quite literally had its beginnings in a house in Angley Road. And the oldest visual representation of a football

### 3. Which parts of the plan could be improved and why?

match in the world is thought to be a work of art by Thomas Webster. I believe it is celebrated in the National Football Museum in Manchester. I would flog these facts to death. (Could we have signs at the town's periphery that say "Welcome to Cranbrook. Birthplace of the Christmas card"?). I would add that Great Swifts was home to the Yugoslavian royal family in exile, gave Hollywood star Elizabeth Taylor the happiest days of her childhood, and provided the location for early Kent cricket matches. Kent also played on Big Side! I would also like to see great emphasis on the parishes fertile soil, and history of food production, in the context of a likely rise in national and global food insecurity. It has been argued that Britain won the war because of fish and chips! The thinking behind this serious claim was that the UK had easy access to high quality food sources. I want to see as much of Kent's countryside preserved for food production, and nature, as possible. Just on a grammar point, re Page 65 Part b), is the word "stage" missing? And re Page 70 Part 4.18, should it be "outdoor markets" not "outdoors markets"? Thank you

I believe there is a lack of clear vision regarding housing development. The plan does not state where development is recommended, and particularly does not represent the correct historical and environmental considerations of the north of the parish, above the A262. There is also a lack of consistency, inaccuracies and conflicts between the various different policies being proposed. For example - why Colliers Green is described as one of the 'main settlements' (p. 4) in the parish alongside Cranbrook, Sissinghurst and Hartley despite the fact that it is a hamlet of approx fifteen houses and a primary school located along a narrow rural lane.

I could not see any room for improvement. I thought it was all good, comprehensive and relevant

Executive summary needs to be clearer and concise Unless I've missed it, a menu directing the reader to specific topics would be extremely helpful

I think the whole plan is good and comprehensive.

why is Colliers Green described as a main settlement on page 4, when only a handful of houses compared to Sissinghurst, Cranbrook and Hartley. Area is in middle of countryside ( Green Belt ) and should only have development on brown field sites

Colliers Green is not a 'main settlement' in the parish. It is a hamlet of fifteen dwellings. We believe there to be two children in the hamlet who walk to school. Rather than pedestrianising roads help towards reducing speed would be good.

Fast broadband for rural homes and businesses in the parish. Footpaths and cycle routes for rural addresses.

the whole thing seems sooooo long, I just couldn't be bothered to read it all. I DO NOT like the idea of lumping all the GP surgeries together, we are very happy with ours as it is and I think the doctors are too. i prefer to see my own doctors rather than taking pot-luck on who is available

I feel you should add some information about the A229. We realise that your housing increase together with Hawkhurst will have a huge impact on traffic using the A229. People will be driving to Staplehurst Station, the new Sainsburys here and through our village onwards to Maidstone. Traffic through our village will increase dramatically. We are already very busy as we have about a 1000 new homes of our own being built over the next few years.

The lack of consistency, inaccuracies and conflicts between the various different policies being proposed, as well as with the Tunbridge Wells Local Plan. Why Colliers Green is described as one of the 'main settlements' (p. 4) in the parish alongside Cranbrook,

### 3. Which parts of the plan could be improved and why?

Sissinghurst and Hartley despite the fact that it is a hamlet of approx fifteen houses and a primary school located along a narrow rural lane. Draft policy LN7.10 - Green Gaps & Preventing Settlement Coalescence This needs to be amended to include all of the green gaps, not just those in Hartley/Wisley – for example, the gap between Colliers Green and Cranbrook Draft policy AM4.2 - Pedestrian Priority and Public Rights of Way There is no reason at all to give pedestrian priority along the Colliers Green or Marden Road, and we do not understand why they have been picked out in this way. They are both country roads, outside the Limits to Built Development. Draft Policy BE3.4 - The Rural Economy As it is currently worded this policy actively supports development and land-use change on farms. We feel that any such development should not be dependent on car ownership, should maintain the same footprint as the existing buildings, and should be small scale, reflecting the density of the surrounding properties. Paragraph 7.3 – potential sites It is completely irrelevant to include sites in this section which have already been deemed as unsuitable for development by TWBC and by the NDP’s own independent assessment (such as 325 – Colliers Green). Draft policy HO6.4 - Rural Exception Sites As this policy is currently worded there is nothing to stop a landowner applying for development on a rural exception site in a field in the middle of nowhere. Rural exception sites should be adjacent to the LBD, with access to public transport and small in scale (eg no more than 10 houses).

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### 3. Which parts of the plan could be improved and why?

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I would like to also see the hamlet areas of Flushingurst, Golford etc have their own clear signage as I feel that over the years, the distinction of these areas is being lost and many people do not even know that they exist. I would also like to see a reduction in speed through Flushingurst as it has been the site of many serious accidents and it is difficult to cross the footpath here. The speeds are simply too fast through this stretch and if it were to be signalled as a hamlet with slower speeds this would be a huge improvement. I would also like to see the introduction of adult education classes at one of the two secondary schools we have in the town. I feel this would be a huge asset for local adults to retrain or even just develop hobbies for enjoyment. I would like to also see development with the Cranbrook Sports Club (it is just referred to as the Rugby Club in this document, which

### 3. Which parts of the plan could be improved and why?

does not truly reflect the sports here). The cricket club here is also in desperate need of increased facilities and I know there are plans to offer other sports here.

I do not understand why Colliers Green is described as a 'main settlement'. It consists of 15 houses and a small primary school placed along one narrow lane. It is absolutely not on the same scale as Sissinghurst or Hartley. The green gap between Colliers Green and Cranbrook should be maintained in order to preserve open spaces and avoid coalescence. The green gap between Colliers Green and Cranbrook is not currently listed under section LN7.10. It should be added. Why is Colliers Green and Marden Road to be given pedestrian priority under section AM4.2? These are only rural lanes outside the Limits to Build Development. If there should be any change of use to allow development on farms under BE3.4 this should be small scale, not extending beyond any existing footprint and not depend on car use. Any rural exemption sites permitted for development should also be small scale, adjacent to the Limits to Build Development and also not dependent on car use. Finally it should be emphasised that Colliers Green has already been deemed unsuitable for development by both Tunbridge Wells Borough Council and the NDP's independent assessment and therefore should not be included in any discussion over potential sites (paragraph 7.3).

Draft policy CC2.4. New village hall for Sissinghurst. See Country Life, 22 June 20. Article on unique qualities of "tin tabernacles". Final paragraph "Cherished for their idiosyncrasies and unpretentious charm, they are a much loved feature of our towns and villages AND EVERY EFFORT SHOULD BE MADE TO PRESERVE THEM. In view of the fact that a considerable amount of money has been spent on the Parish Rooms next to the church, is a new village hall really necessary. The current one could be made very habitable with a bit of money spent on it. Something that has not happened to it for years, hence the fact that it is not in show case condition. It is part and parcel of Sissinghurst and, I am sure, much admired by Vita and Harold Nicholson. Also another place of interest for the many visitors who come to the village. It seems a pity to squander such a potential gem.

The plan is very comprehensive and I therefore do not have any areas which I think could be improved.

AM4.1 new crossing needed near junction of Mill Lane and A229 as several families with children must cross the A229 to reach Sissinghurst village school and access the other village facilities. Presently it is often dangerous crossing the A229 especially with children in tow. Sites for housing should be brownfield sites within or adjacent to LBD of settlements, this will promote walking and cycling to local services such as shops etc. The recent Sustainability Study identified the lack of train and only hourly bus to Maidstone so housing developments will lead to increase in car traffic. The road system is already congested especially at the locally known choke points at Goudhurst church and village centre and Sissinghurst The Street. The problem of increasing amounts of road freight passing along A265 at Sissinghurst and A229 is not dealt with within the draft NDP.

Protection of the rural lanes. Sat Nav has a lot to answer for in the increase of traffic volume and there is some national work to remove these from the sat nav route planning. Because most rural lanes are designated as NSL, a sat nav will see these as the same road speed as A and B classed roads.

The Colliers Green proposal is concerning and impractical in the extreme. The roads and access are barely adequate for the small school and limited residential properties as things stand.

### 3. Which parts of the plan could be improved and why?

I am concerned about the proposed cycle path from Sissinghurst to Bedgebury. Bedgebury has been overrun by men in Lycra. It would be a travesty and tragedy if the same were to happen to the woods and pathways around Sissinghurst Castle.

There is a presumption of support for planning applications involving farms, farmsteads and land use change. Surely this could encourage developers to target green fields. It is dangerous to imagine that imposing conditions and standards in this policy will override policies on density and design which will be set out by TWBC. How will different interests within the parish be given due weight? For example, residents of a small hamlet may have no need for additional housing but needs may exist in other areas of the parish. How will the views of the small numbers of people living in each of the outlying hamlets and farmsteads be weighed against the views of the majority of parishioners who live in the town of Cranbrook and wish to protect green spaces on their doorsteps? The consultation process so far has not been effective or reassuring in gathering the views of people in the outlying hamlets and farmsteads

I'm very concerned about the presumption of support for planning applications involving farms, farmsteads and land use change, subject to certain criteria. I think that this could encourage developers to target green fields. It is naïve and dangerous to imagine that imposing conditions and standards in this policy will override policies on density and design which will be set out by TWBC. Change 1. That Draft Policy BE3.4 be changed to: a) Redevelopment of historic farmsteads will only be permitted where they retain their original function as economically active settlements. Development proposals should include both residential accommodation and a variety of employment opportunities. Development proposals will not be supported unless they are restricted to the existing footprint of a farmstead. b) Proposals which promote economic, social and environmental sustainability through farm diversifications schemes (e.g. sustainable rural tourism, local food production, small scale equestrian, retailing, hospitality, food and land-based arts and crafts, environmental education, professional and business services) may be supported where local people are supportive. c) Planning applications involving farms, farmsteads and land use change will not be supported, unless they meet the following criteria: • are sustainable within existing transport networks • do not threaten existing views, historical landscapes and biodiversity • provide local employment • make use of local resources • enhance productivity • are sensitive to landscape settings • protect and enhance the environment Change 2. Draft Policy LN7.10 Green Gaps & Preventing Settlement Coalescence a) Where possible, development proposals should preserve the integrity of the green gaps between the historic settlements of Cranbrook, Wilsley Green and Sissinghurst as shown on the 'Open Spaces & Green Gaps' map and High Weald AONB Unit 'Settlements, Buildings and Routeways' on page 31. b) Proposals which are of a scale or scope that would result in the coalescence of the historic settlements may not be supported. c) Development within these green gaps will be permitted where it can be demonstrated that: • the open & undeveloped character of the gap would not be adversely affected. • the separate character of the settlements would not be harmed. • the landscape setting of the settlements would not be harmed. 3. I'm very concerned about the approach to Rural Exception Sites. How will different interests within the parish be given due weight? For example, residents of a small hamlet may have no need for additional housing but needs may exist in other areas of the parish. How will the views of the small numbers of people living in each of the outlying hamlets and farmsteads be weighed against the views of the majority of parishioners who live in the town of Cranbrook and wish to protect green spaces on their doorsteps? The

### 3. Which parts of the plan could be improved and why?

consultation process so far has not been effective or reassuring in gathering the views of people in the outlying hamlets and farmsteads. Change 3. Draft Policy HO6.4 Rural Exception Sites a) Applications for development outside agreed allocations and away from the Limits to Built Development will not be supported unless it can be clearly demonstrated that they are small or medium scale, in response to local need (defined according to the scale of the application and the existing settlement), that they respect and enhance the distinct historic landscape character, and that designs are compliant with the High Weald AONB Design Guide and the Parish Council's EcoDesign guide for new buildings<sup>11</sup>. b) A small proportion of market housing on these sites may be permitted to facilitate this, so long as they are built to the same "tenure blind" standards as the rest of the development. c) Proposals for such schemes will need to demonstrate how the sustainability constraints of their location can be mitigated and satisfactorily overcome, including: "are sustainable within existing transport networks" "do not threaten existing views, historical landscapes and biodiversity" "provide local employment" "make use of local resources" "enhance productivity" "are sensitive to landscape settings" "protect and enhance the environment" Policy Supporting Text 7.21 It is recognised that the most cost effective and efficient way to provide affordable housing for workers on low to medium incomes is to develop within the existing footprint of the parish. 7.22 Applications for developments for housing outside the main settlements will first need to show why sustainable development is not possible, as well as indicating how they might overcome the sustainability constraints of the location. 4. I am very concerned that the NDP does not oppose large scale developments, despite repeated feedback from parishioners. A large scale development in the parish would contravene objective 2 to: Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife. Change 4. Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments a) Proposals for large scale housing developments will not be supported. b) Applications on strategic sites may be considered if they adhere to the place-shaping principles and design guidance in the National Design Guide (2019), the Kent Design Guide, the High Weald AONB Design Guidance (2019) and the Parish Council's Eco-Design Guide. c) Developers proposing large scale developments must first engage with the community at an early in the design process, through collaborative participatory approaches such as co-design of master plans, workshops, and other engagement methods. Where there is no local support for a large scale development the plans must be dropped. c) Where there is local support for a large scale development, developers must evolve their plans in consultation with community aspirations. d) Where there is local support for a large scale development, developers must adhere to design codes written by the community. Policy Supporting Text 4.8 Large scale developments require considerable investments in infrastructure and should not be considered except where there is excess unproductive land and strong demand for local housing and economic investment. 5. There is no need for pedestrianization on either Colliers Green Road or Marden Road. The creation of a car park in Colliers Green Primary School has improved safety. Pedestrianisation would be out of keeping with the character of the historical lanes and landscape. Change 5. Draft Policy AM4.2 Pedestrian Priority and Public Rights of Way a) Applications by developers should contribute towards creating streets and thoroughfares with an emphasis on pedestrian priority, particularly in the following locations: b) "Stone Street" "High Street" "Common Road" "The Street" "A229 6, I am shocked to see the map used to illustrate Draft Policy LN7.11 Protection of the High Weald AONB & its Setting. I object

### 3. Which parts of the plan could be improved and why?

in the strongest possible terms to see one are of the parish represented as having none of the historical and landscape features that are identified in the rest of the parish, and categorised only as "Historical Settlements"™ and therefore, according to the thrust of the NDP, ripe for development. This image is a naked manipulation of the facts, and this process. It is undemocratic and fake. It does not reflect any of the data that was submitted to the consultation from residents of the south of the parish. It is totally misleading, because it reifies the boundary of the AONB, giving the false impression that none of these landscape features appear in the south of the parish. In the following text: 3.51. The High weald AONB Landscape Character: Field and Heath map shows the extent of such areas within the parish. Responses gathered at the November 2017 draft policy poster presentation and the June 2018 exhibition support the aims of this policy. This policy is further supported by evidence gathered in the Cranbrook & Sissinghurst Landscape Character Assessment Workshop. It should be noted that, in keeping with the general failure of the NDP to consult with the parish outside Cranbrook and Sissinghurst, that residents of Colliers Green were not invited to, nor made aware of, any of these events. Action: The map must be altered or erased. Either all of the existing features to the south of the boundary must be recorded and included or the map must be excluded.

Draft Policy AM4.2 Pedestrian Priority and Public Rights of Way. Projects List: Traffic Projects should include traffic calming, including a 20 mph speed limit, along the whole length of Cranbrook High Street, paid for out of the developer's S106/CIL contribution, since the High Street is the sole route between the Brick Kiln Farm and Turnden developments and will therefore experience a huge increase in traffic movements as a result. (The distance is too far to carry back shopping on foot, so residents will be obliged to use their cars). Together with Waterloo Road (which already has extensive traffic calming), the High Street is the main route to the centre of Cranbrook. It is also a high density residential area. A balance needs to be kept between the needs of motorists and the interests and quality of life for cyclists, pedestrians and local residents, as advised in the plan. According to crashmap.co.uk, during the last 21 years there have been only 5 reported accidents in Waterloo Road, while there have been 21 reported accidents in the High Street. Why, then, does Waterloo Road have traffic calming, while the High Street has none? If the traffic calming measures in Waterloo Road have reduced the number of accidents, this is a further persuasive argument for traffic calming along the High Street. This inconsistency makes no sense at all and is unfair to residents and users of the High Street, which is also used by many families to walk to schools, and also by residents of the retirement flats. Residents take their life in their hands, dodging speeding vehicles, just to cross the High Street. The narrow pavements, with insufficient width for pedestrians to pass one another, make the road dangerous for the many pedestrians who use it, and air quality is poor. There is insufficient width for two cars to pass in a number of areas of the High Street, which becomes a single lane road: therefore traffic jams build up. Parked vehicles are often damaged by speeding cars, and motorcyclists regularly use the the High Street as a race track. Traffic calming will enhance safety for pedestrians, cyclists and motorists, and will reduce air and noise pollution. A 20 mph speed limit and traffic calming is universal good practice and is rapidly being introduced in residential urban, suburban and semi-rural areas in other counties and boroughs, including Elmbridge, Surrey and Westminster, yet for some reason Kent CC is dragging its heels. If traffic calming is included in the S106/CIL contributions payable by the developers of the large scale Brick Kiln Farm and Turnden housing estates, there would be no cost to the council.

**3. Which parts of the plan could be improved and why?**

3.1- LN 7.10- can the plan state that development in green gaps will not be permitted in any circumstances? 3.2- LN13- can development state that green space development be not permitted in any circumstances? 3.3- can DH 1.11 and 1.12 be combined with 1.10 - to reduce number of policies? 3.4 Generally i dont think that many improvements need to be made to the plan at this stage- more important to proceed and get the plan reviewed and then adopted. . 3.5- these are minor comments only

Should include site specific housing policies to determine exactly what the village and town want to see on each site, rather than rely on developers and TWBC as we have already seen that TWBC are contradicting their own draft Local Plan by giving planning permission for 18 houses in Sissinghurst on land that they have said should remain undeveloped for future use by the Sissinghurst Primary School.and this was agreed by the TWBC Borough councillors nor was there any representation of the village at the TWBC planning meeting.

A clearer statement of our ANOB status and the importance the local community attach to the protection this affords to our landscape. Suggest a brief Executive Summary summarising the one thing that the local community have identified as a 'must have' to preserve; and the one thing that the local community 'must have' in shaping our future development.

Not enough focus on how the plan will support improvements for schools. We would like to see recognition of KCC's proposal to expand the primary school in terms of a plan for access from the A229 to the school. Currently this is not referred to in the local green space designation.

1. there is no mention of any green gaps between Cranbrook and Colliers Green. 2. In the plan on P.104 their is a map detailing sites as part of the 'call for sites' however a number of these sites were previoulsy found to be unsuitable by TWBC and the NDP's own AECOM assessment. why are they being included again?

Remove Colliers Green, unfeasible on almost every level

1) heading 4.2, pp61 ROOFSCAPES and KEY VIEWS Should property owners within the Conservation Area be obliged to keep garden trees and weeds and foliage under control and Well maintained in order NOT to lose town roofscape and key views of Conservation Area views are.. eg. Windmill and church and Stone Street. High Growing forest trees are most INAPPROPRIATE for the middle of town, as they Block Key Views. 2) DH 1.5 pp67 Light Pollution and LEDs. THANKYOU for nice new lamp standard on The Hill....and for Dimming them ! However, it would be even better of the glass could be opaque, or ridged, to avoid piercing glare to pedestrians and drivers, not to mention home dwellers....thus MINIMISING Light Pollution. 3) AM4.7 pp92. a) NO CAR PARK CHARGES without Public Discussion.....please. 4) 8. 8.3 pp113. Community and Culture. All OK except no precise mention of small music, eg Folk groups or Jazz duos etc...SMALL group music events attracts tourists, eg jazz club or folk club. 5) Could the Town and Parish Council please consider adding in Use of Media, eg speakers etc, to the usual Hire Fee when Groups, such as U3A , quizzes or choirs, Hire the Vestry Hall, as the normal terrible Accoustics of this venue make it Impossible for older ears to hear. THANKYOU all for your hard work !

More specifics on the preservation of wildlife and listing of species of flora and fauna. In the skies, fields and hedgerows in Tilsden Lane we have observed flocks of yellowhammer and fieldfare, buzzards and a red kite, kestrel, sparrowhawk, barn owls, skylarks, bats and a myriad of garden birds including nuthatch, wrens, blackbirds, long tailed tits, spotted and green woodpeckers to name but a few. The hedgerows team with life and badgers, foxes and weasels stroll through age long trails across our countryside.

### 3. Which parts of the plan could be improved and why?

We have at least two resident deer who shyly appear from the woods and crop the rolling fields. All these, as well as the numerous butterflies, snakes and summer visitors such as the hummingbird hawk moth are all equally important residents of our beautiful land and their homes must be protected to retain the unique and special area that we live in and people cherish.

a few, but I've focused on 'Design & Heritage'

Perhaps it would be part of the community centre development, but the play park in Sissinghurst is in need of urgent attention. I would've hoped that the 60 new homes built recently opposite the school might have contributed to this, but sadly not. The park is in need of rebuilding, with most of the items there dating back tens of years. I would also like to see extra classrooms built for Sissinghurst Primary School. With the increasing population, and turnover of younger families moving in, the demand on the very good school is getting higher and higher. Yet the school still has to operate splitting certain year groups in half at a certain point, holding back the young half with the younger year. This is due to them not having a classroom for every year. While they make the best of it as they can, it seems a clear need if we are planning for future.

Any option to develop in / at Colliers Green should be removed. Refer previous comment.

Your final point in the list of Projects mentions tackling vandalism - it's almost an after thought and I couldn't really see within the specific policies what there was being suggested to tackle it? I have only lived in Cranbrook for 5 years, after moving after over 20 years from Goudhurst. In that time the vandalism and poor and threatening behaviour seems to have really increased which is a shame because it's a great place to live but this increased anti social behaviour is giving the town a poor name. I suspect unemployment will increase as a result of the pandemic and I suspect the problem may increase. I would like to see this issue brought to the fore front in the appropriate policies.

There is a reference to the "Call for Sites" survey, but specific details are missing. There was previously a detailed report identifying all sites as to whether suitable or not, but this seems to have been deliberately omitted. One question why? as it is arguably one of the most contentious issues.

The plan should be stopped now

I accept that more houses probably need to be built around the town, but they must be predominantly 2/3/4 bed affordable homes. They must each have off road parking for two cars with charging points and small gardens. "Communal" areas are no substitute for private space. There must be proper pedestrian/bike ways formed as spokes to/from the centre of the town (the Community Centre cannot come soon enough). Wherever they are built will disturb the current environment, but a properly planned, cohesive development at Brick Kiln/ Turnden/ Hartley side of Crane Valley could make sense if developed as one area, not a hotch potch of separate parcels. If the developers can't pull together for this they shouldn't develop. There should be a roundabout into/out of this area - both for access to it, but also to provide natural traffic calming on the A229. Maybe a modern model based on the Oatfield/Wheatfield development (still the fastest selling houses in the area) from 60 years ago would provide many of the answers. Probably all too political.... Best wishes...

Plan is still very vague and the housing areas will be the most contentious so will wait to see where they are. The parking in Sissinghurst is extremely effective in slowing the traffic and allows residents and local businesses including our valued village shop and the Milk House to have good access. We would not want to see any changes to the current arrangements.

### 3. Which parts of the plan could be improved and why?

We are satisfied that the plan has addressed every conceivable issue and could be implemented as it stands.

So much hard work and research has gone into this. As a resident and not an expert in any of the areas detailed in the plan it is hard to find fault. I agree with the intentions in all the different areas.

There is a great deal to admire in the draft Plan, not least in its approach to environmental issues. However the Plan seems to lack a spatial strategy. It does not suggest how and where the proposed substantial increase in development should be located; how the plan will protect the individual character and integrity of the different settlements; or how development can be reconciled with the plan's environmental and ecological policies. There is no map (that I could find) showing proposed future development sites. The map showing suggested sites is just a wish list and, without some form of analytical policy sieve, does not constitute any kind of spatial strategy. The Plan will be read with the Local Development Plan, but it must have some clear sense of spatial direction and strategy if it is to be more than a set of objectives. Without an overarching development strategy, policy HO 6.4 is disturbingly weak: it exposes areas outside the limits of built development to developers, who will (from all previous experience) be adept at finding ways to satisfy the rather vaguely worded criteria. Combined with the government's proposed planning "shake-up", this poorly worded policy will be a carte blanche for uncoordinated and inappropriate developments in environmentally, historically and visually sensitive areas.

More opportunities for members of the public to support habitat restoration. Opportunities for local families to self build. If the channel 4 show, "The Street" can show that self builds can produce better quality properties and healthier communities, why can't we do it here?

Infrastructure Given the increasing size of the population consideration should be given to the remaining capacity of the cemetery and priority given to acquiring a location for a green cemetery. Traffic Stone Street is the major blight and I don't think this comes out strongly enough in the plan. It is not just the HGV's but all manner of traffic that attempts to move through from both directions simultaneously and often at excessive speed. It can only get worse and may merit traffic regulation at peak times. Projects The footpath extension along the Golford Road to the cemetery has previously been raised and discarded at Parish level on the grounds of non-ownership of land over critical sections of the route and low footfall.

Housing - total disrespect for the AONB and real housing needs - call for sites is a blood fest for the AONB. I did respect the need ensure the design of new housing schemes maintain the historic farmstead model of development by being small scale, sensitive and dispersed on the landscape

There is plenty of information about the local environment and landscape and rich heritage. However, building up to a thousand new houses in this space is impossible without really spoiling the area.

Have read through it far too quickly but were public toilets covered? this is a major embarrassment for Cranbrook and needs to be addressed asap.

I can't think of anything right now.

The plan is excellent, well integrated, based on local people's values and interests. Hard to see where it could be improved.

A third of the Parish lies outside of the official AONB designation but the majority of that area is equally as impressive in terms of landscape, as well as ecological diversity. There

<b>3. Which parts of the plan could be improved and why?</b>
is a feel when reading the document and viewing the maps that the focus is on the areas within the AONB. The map on p34 is an example.
Community & Culture: Cranbrook is bereft of a good venue for visiting professional musicians and there isn't a good piano. There is a desire to increase tourism. This could be achieved by fully equipped gallery space to accommodate touring exhibitions. There isn't enough professional expression of culture in Cranbrook.
There is insufficient engagement on the location for new housing, and on what would be done if the Government imposes increased targets for new homes under the White Paper. New housing should be welcomed, not just for local workers etc with a local connection - but for new arrivals. The Consultation is far too inward-looking on this. C & S aren't immune from what is happening across the UK.
Some sites allocated for potential housing development do not in my opinion benefit the area and would actively destroy or interfere with the AONB. I'm not against development so I will make that point clear but the levels of and potential sites are not in keeping with the distinctive character and heritage of Cranbrook and surrounding areas. When you see planning applications on small areas of land ripping through established hedgerows in AONB areas for example, you question the fact that this contradicts exiting planning constraints or indeed the vision to protect the heritage and culture of the area. Hopefully I can comment on specifics later in the survey. You cannot just build adhoc on any piece of land.
I have no overall criticisms of the plan.
The methodology on how responses to the plan will be treated, who will be involved in assessing these responses, how they will be incorporated plan and what will be the process and timescale of production for an amended plan.
Draft Policy AM4.1 Para 5.1 and AM4.5 para b) should also include ways to reduce the speed and size (HGV's) of passing traffic on Common Road Sissinghurst, especially in the vicinity of the school.
The NDP contradicts many areas of the Local plan. Clearly this should not be the case as the Local plan has received proper consultation and the spirit of the local plan should not be sacrificed.
I would like to have seen more opportunity to create a cycle network linking to other communities. Given the probable loss of a significant part of the Oatfield allotments, there needs to be more emphasis on the importance of allotments serving the whole community of Cranbrook and Sissinghurst.
Greater public transport - smaller buses more frequency and to more areas more bicycle routes get bikes off the A roads
Think it is brilliant. Necessarily long but demanding to read and therefore difficult to comprehend it in its entirety.
I can't say: a great amount is covered, but all the areas are important, so it's a long document. Maybe it could be shortened a bit but without losing any of the sections.
Infrastructure: need facilities where more people can work from home: better internet and mobile phone coverage. Better sewage farms and sewage disposal.
5. Access and movement - does not adequately emphasise how essential the need to find solutions and ensure timely provision. to ensure pedestrian safety around roads and lanes
Business and Employment
I believe there is a typo in DH1.3 (b) where an apparent word is missing. I think word "stage" should be inserted into the sentence "at an early in the..."

### 3. Which parts of the plan could be improved and why?

Where new housing is situated without consideration of future infrastructure requirements

A lot of work has gone into the plan over a long time. However, to make it easier to read, a contents/index page is required to reference sections to page numbers. Also, the first few policies of the Landscape & Natural Environment were the most difficult to understand so perhaps should be simplified and references to maps made clearer. More written explanation is required over what the maps are showing. The project section needs to be expanded to understand the timescale and responsibility of who/what will be carrying out these projects and when.

We will make detailed comments on the sections of most relevance to conservation and heritage. As a general point the maps are hard to follow, partly due to the small scale and the colour coding

The plan is a comprehensive document with practical suggestions for most of the issues facing the town. However, despite its aspirations for public transport, cycling and interconnecting footpaths along with reviewing the free car parking arrangements, all of which are vital for the future, there remains the issue of traffic congestion, particularly in Stone Street, as well as difficult and at times dangerous and inconsiderate parking notably in parts of Stone Street, Carriers Road, in the neighbourhood of the Primary school and at the junction of Dorothy Avenue- where significant business development has been allowed without the appropriate provision of car parking.

Call for Sites section. Some of the sites on this map have been dismissed. its miss leading they still in there.

I'm very concerned about the presumption of support for planning applications involving farms, farmsteads and land use change, subject to certain criteria. I think that this could encourage developers to target green fields. It is naïve and dangerous to imagine that imposing conditions and standards in this policy will override policies on density and design which will be set out by TWBC. Action 1. That Draft Policy BE3.4 be changed to: a) Redevelopment of historic farmsteads will only be permitted where they retain their original function as economically active settlements. Development proposals should include both residential accommodation and a variety of employment opportunities. Development proposals will not be supported unless they are restricted to the existing footprint of a farmstead. b) Proposals which promote economic, social and environmental sustainability through farm diversifications schemes (e.g. sustainable rural tourism, local food production, small scale equestrian, retailing, hospitality, food and land-based arts and crafts, environmental education, professional and business services) may be supported where local people are supportive. c) Planning applications involving farms, farmsteads and land use change will not be supported, unless they meet the following criteria: • are sustainable within existing transport networks • do not threaten existing views, historical landscapes and biodiversity • provide local employment • make use of local resources • enhance productivity • are sensitive to landscape settings • protect and enhance the environment 2. I'm very concerned about the blanket presumption of opposition to developing the green spaces between Cranbrook and its environs. I would rather those spaces are used for housing in the volumes required by TWBC than see a development on a green field site. This is primarily due to concerns about access and sustainability. People should be able to walk to services and not need a car to have a job. Development within walking distance of the town centre, and improvement of transport links, including bike paths, will have an invigorating effect on a struggling High Street. It seems inefficient and paradoxical to be contemplating creating new centres for commerce in farmsteads, when our existing High Street is operating way below capacity. Some of the

### 3. Which parts of the plan could be improved and why?

green spaces (Turmden, for example) are notional. Cranbrook and Hartley are already effectively part of a single settlement. I don't understand how the NDP and TWBC plans can be complementary, as stated in the video, when TWBC has earmarked for development some of the spaces that the NDP has categorised as protected green spaces.

**Action 2. Draft Policy LN7.10 Green Gaps & Preventing Settlement Coalescence**

a) Where possible, development proposals should preserve the integrity of the green gaps between the historic settlements of Cranbrook, Wilsley Green and Sissinghurst as shown on the 'Open Spaces & Green Gaps' map and High Weald AONB Unit 'Settlements, Buildings and Routeways' on page 31.

b) Proposals which are of a scale or scope that would result in the coalescence of the historic settlements may not be supported.

c) Development within these green gaps will be permitted where it can be demonstrated that:

- the open & undeveloped character of the gap would not be adversely affected.
- the separate character of the settlements would not be harmed.
- the landscape setting of the settlements would not be harmed.

**3. I'm very concerned about the approach to Rural Exception Sites. How will different interests within the parish be given due weight? For example, residents of a small hamlet may have no need for additional housing but needs may exist in other areas of the parish. How will the views of the small numbers of people living in each of the outlying hamlets and farmsteads be weighed against the views of the majority of parishioners who live in the town of Cranbrook and wish to protect green spaces on their doorsteps? The consultation process so far has not been effective or reassuring in gathering the views of people in the outlying hamlets and farmsteads.**

**Action 3. Draft Policy HO6.4 Rural Exception Sites**

a) Applications for development outside agreed allocations and away from the Limits to Built Development will not be supported unless it can be clearly demonstrated that they are small or medium scale, in response to local need (defined according to the scale of the application and the existing settlement), that they respect and enhance the distinct historic landscape character, and that designs are compliant with the High Weald AONB Design Guide and the Parish Council's EcoDesign guide for new buildings.

b) A small proportion of market housing on these sites may be permitted to facilitate this, so long as they are built to the same 'tenure blind' standards as the rest of the development.

c) Proposals for such schemes will need to demonstrate how the sustainability constraints of their location can be mitigated and satisfactorily overcome, including:

- are sustainable within existing transport networks
- do not threaten existing views, historical landscapes and biodiversity
- provide local employment
- make use of local resources
- enhance productivity
- are sensitive to landscape settings
- protect and enhance the environment

**Policy Supporting Text 7.21** It is recognised that the most cost effective and efficient way to provide affordable housing for workers on low to medium incomes is to develop within the existing footprint of the parish.

**7.22** Applications for developments for housing outside the main settlements will first need to show why sustainable development is not possible, as well as indicating how they might overcome the sustainability constraints of the location.

**4. I am very concerned that the NDP does not oppose large scale developments, despite repeated feedback from parishioners. A large scale development in the parish would contravene objective 2 to: Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife.**

**Action 4. Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments**

a) Proposals for large scale housing developments will not be supported.

b) Applications on strategic sites may be considered if they adhere to the place-shaping principles and design guidance in the

### 3. Which parts of the plan could be improved and why?

National Design Guide (2019), the Kent Design Guide, the High Weald AONB Design Guidance (2019) and the Parish Council's Eco-Design Guide. c) Developers proposing large scale developments must first engage with the community at an early in the design process, through collaborative participatory approaches such as co-design of master plans, workshops, and other engagement methods. Where there is no local support for a large scale development the plans must be dropped. c) Where there is local support for a large scale development, developers must evolve their plans in consultation with community aspirations. d) Where there is local support for a large scale development, developers must adhere to design codes written by the community. Policy Supporting Text 4.8 Large scale developments require considerable investments in infrastructure and should not be considered except where there is excess unproductive land and strong demand for local housing and economic investment. 5. There is no need for pedestrianization on either Colliers Green Road or Marden Road. The creation of a car park in Colliers Green Primary School has improved safety. Pedestrianisation would be out of keeping with the character of the historical lanes and landscape. Action 5. Draft Policy AM4.2 Pedestrian Priority and Public Rights of Way a) Applications by developers should contribute towards creating streets and thoroughfares with an emphasis on pedestrian priority, particularly in the following locations: b) Stone Street High Street Common Road The Street A229 6. I am shocked to see the map used to illustrate Draft Policy LN7.11 Protection of the High Weald AONB & its Setting. I object in the strongest possible terms to see one are of the parish represented as having none of the historical and landscape features that are identified in the rest of the parish, and categorised only as "Historical Settlements" and therefore, according to the thrust of the NDP, ripe for development. This image is a naked manipulation of the facts, and this process. It is undemocratic and fake. It does not reflect any of the data that was submitted to the consultation from residents of the south of the parish. It is totally misleading, because it reifies the boundary of the AONB, giving the false impression that none of these landscape features appear in the south of the parish. In the following text: 3.51. The High weald AONB Landscape Character: Field and Heath map shows the extent of such areas within the parish. Responses gathered at the November 2017 draft policy poster presentation and the June 2018 exhibition support the aims of this policy. This policy is further supported by evidence gathered in the Cranbrook & Sissinghurst Landscape Character Assessment Workshop. It should be noted that, in keeping with the general failure of the NDP to consult with the parish outside Cranbrook and Sissinghurst, that residents of Colliers Green were not invited to, nor made aware of, any of these events. Action: The map must be altered or erased. Either all of the existing features to the south of the boundary must be recorded and included or the map must be excluded.

nothing immediately springs to mind

Inevitably some will find the plan rather long.

Plan is too detailed

Avoid developing areas that have very low existing housing density and don't have appropriate road, pedestrian, service and amenity infrastructure. Rural hamlets are not suitable

There are a few anomalies which need to be addressed.

These are a lot of discussion in the plan without anything of real substance. It's all well and good discussing what you might like and what the area needs in terms of housing etc, but if you do not engage the owners of the land or with the developers then you will have no sway or influence.

<b>3. Which parts of the plan could be improved and why?</b>
The lack of the overall way it may be achieved.
But the requirements don't go far enough for both new housing development applications and retrospective reviews. More requirements should be made mandatory in light of current pandemic experiences
The main concerns about the Plan as it is currently proposed are that it is excessively detailed, in unnecessarily repeats existing policies in the Local Plan and National Planning Policy Framework (not always accurately or consistently) it confuses Policy and Guidance (which have a different status in the overall planning balance) and it relies to too great an extent on references to other documents which are of background relevance only and are not up-to-date or may become out-of-date during the currency of the Plan period. The effect of this is that the Plan, in many respects, does not conform to the Basic Conditions as set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. These include:- - having regard to the national policies and advice contained in guidance issued by the Secretary of State. - contributing to the achievement of sustainable development. - being in general conformity with the strategic policies contained in the development plan for the area. In order to meet those Basic Conditions it is suggested, generically, that the policies in the Neighbourhood Plan should :- - accord more closely with National and Development Plan policy. - relocated references to Guidance Documents to an Appendix and avoid giving them actual or perceived policy status. - ensure that the policies contribute to the achievement rather than the frustration of sustainable development.
The volume of new building should be lowered.
I think some issues regarding design standards and public engagement need strengthening.
Not at all convinced that cycle paths will be used extensively (other areas of the country have invested large sums on these and they are not being used but have caused traffic jams), public transport currently very poor (more emphasis needed for this), funding of community centre dubious.
7. Housing: The additional Housing numbers required by government and the Borough in the Parish are ridiculously high. Infrastructure and services will not be able to cope.
The plan does not sufficiently address the increasing issues of traffic congestion in the town as well as the difficult - and often dangerous - parking in the High Street, Stone Street, Carriers Road, at the primary school, at the junction of Dorothy Avenue (where business expansion has occurred without parking provision) and The Street in Sissinghurst. Any increase in housing, business and tourism will exacerbate this (regardless of cycle paths and twittens) and make life very challenging for everyone.
I have no expertise in town planning so feel unable to comment.
I felt that some aspects of the plan needed to be a little more radical and challenging of current views
It's just rather daunting to wade through, and I sympathise with older people finding it difficult to access, and too much to take in.
More emphasis on flooding. More land being built on will hugely reduce the drainage area. ie. Flooding in Tanyards carpark. Sensitive ecosystem needs to be in balance. Being mainly a clay area means water is absorbed v slowly. Any development must have a detailed study and be financially liable to future flooding they cause.
See my detailed comments below.
As a keen sports person, I would like to see sports and leisure more prominent in the plan. I would also like to see far more consideration and representation for people aged 20-40;

<b>3. Which parts of the plan could be improved and why?</b>
this includes housing affordability as this age group are driven out of the area and not enticed back. I do not believe there is enough draw within the community / area in terms of provision of activities, amenities and localised employment.
Design & Heritage. Lighting for any new development needs to be low level to prevent pollution of the sky around Cranbrook and surrounding villages. less lights per metre
The maps look lovely but I would find them easier to interpret if their colours were less similar. All those purples & blues in the Green & Blue Infrastructure have to be magnified for me to distinguish them.
More specific policies on walking and cycling such as traffic free cycle route as policy not project
IN5.1 See detailed commentary
I believe the Housing Policy is confusing, without a clear and obvious sense of direction. Including the Call for Sites map is misleading, as it could be taken as support for development on all sites identified. It should be removed with a clear statement that the allocation of sites is part of the TWBC Local Plan and not within the remit of the NDP. I am also confused by the numbering sequence whereby policy numbers do not match with supporting text numbers.
Culture & Community - a bit thin on culture Heritage & Design - more visuals needed
Landscape & Nature too big, repetitive, hair splitting Access & Movement should identify routes that cannot support more traffic – Frythe Way, single drives on A229 Unequal weight given to the chapters Nothing is prioritised so importance of some issues is lost Very tactical, not strategic starting with the Vision
Important to recognize importance of farming and need to provide new water resources. Either new reservoirs or desalination plants. I have discussed this with William Benson
Design & Heritage So many more heritage buildings could be high lighted to emphasise the importance of these in designing new buildings
The planned Housing, apartments development in the Centre look to be a hopeless jumble of poor planning with awful access to them and parking problems

Have you any comments on the "Executive Summary" section, starting on page 2?
Open-Ended Response
I believe that the parish is being assaulted by TWBC and the 33% increase is not respecting the NPPF
It's too short. I would expect more information and particularly about the huge increase in housing imposed on the area.
The need for affordable housing could be highlighted here.
Useful informative and succinct. Possibly would benefit from mentioning the importance of supporting local business and livelihoods initiatives. Protecting green spaces is particularly important to maintaining the open character of the town.
I am glad to see recorded the aim 'that the distinctive heritage and rural nature of the parish is preserved'. With regard to the pandemic, people and businesses adapted very well. We do not need to future-proof those aspects but we do need to ensure that all accessible green spaces are saved.

Yes. Under the TWBC New Local Plan the residential built form of the parish is stating that it is likely to see an approximate 33% increase. I would disagree that Cranbrook could sustain such a large increase across the currently designated area without significant impact on the heritage and character of the existing areas whereby damage to the AONB occurs. This needs to be reconsidered in my opinion.
1. There is a lack of information about the status of the draft NDP. It would be helpful to set out more clearly how this plan is intended to align with the Local Plan. While the two plans are supposed to be in general conformity a number of the policies contained within the draft NDP appear to directly contradict the local plan. In particular, a number of the sites you have proposed as green spaces or large green gaps already have planning permission for development or have been allocated in the draft local plan; other sites that you are still putting forward as possible options for development have already been dismissed by TWBC and by your own independent assessment. On a related note, how do the timeframes map out? What timeframe is this NDP intended to cover?
I felt it was more of an introduction than an exec summary but appreciate there are so many ideas in the plan that it would be hard to precis them.
No
This mentions extensive consultation but colliers green neighbourhood has suffered misrepresentations and incorrect details / lack of notice for last minute consultations that has meant we have not had adequate opportunity to express our views in a discussion
Good for a quick overview
A good Summary
Well written and positive.
I understand the need for the NDP to accept the final building numbers required by TWBC, but is there no scope to reveal the regret felt by everyone(?) about the sheer density and inappropriateness?
No
No
Given the recent pandemic and how this has affected all communities throughout the UK it is good to see that this is reflected in this section particularly given the lack of opportunity for face to face consultations
No
Should reference page numbers of sections it is summarising
Fine except for forecast growth numbers which may need to be updated. see 6.
I like it has highlighted the change over the last year due to the pandemic. We should be trying to change working and shopping habits permanently and convince people to shop and work locally
no
No, but what if the TWBC local plan is subject to major change?
no
n/a
Only on so far as I agree with the focus on existing heritage and rural nature of the area whilst recognising the need for economic benefits and growth.
The summary is good in that it provides the objectives but is Rhetoric and doesn't provide any information as to how it is to be taken forward
The Document is comprehensive in the amount of work that ahs been undertaken to present it. However there is no overall plan to show how it can be developed. I consider that the areas of Access 7 Movement and Infrastructure should be further developed

No
No comment.
No but one can only wonder why there has to be a 33% increase in such a fragile landscape.
No
We have lived in Hartley Court Gardens for 26 years. It used to be rare to have to stop at the end of the road for traffic, now it is rare to be able to turn out immediately. This is without further housing being built. TWBC are planning a 33% increase in housing - is this sustainable? The countryside is very important to us. I hope that AONB really means something to the developers.
It is a pity the NDP was not begun much much earlier, otherwise I agree with the Executive Summary.
No
No
No
No
Excellent
General Comments The group who worked long and hard to prepare this draft Plan, under difficult circumstances, are to be congratulated on a comprehensive and well-thought out document. The principles behind the Plan and the Vision, Objectives and detailed Policies are generally to be supported. It is to be regretted that it has not proved possible to include any element of site allocation in the Plan, which inevitably limits its scope, but given that constraint, the Plan seeks to achieve all that is possible. An overarching point to be made on the Plan is one of interpretation – how do the Policies in the various chapters of the Plan fit together? For example, the reader might support the Policies in chapter 3: Landscape and the Natural Environment, but then wonder how the support for specific types of development contained in other chapters could be consistent with those in chapter 3. One approach would be to make that any proposal must be consistent with all the Policies in the Plan. Even if this is done, some potential conflicts would have to be expressly addressed. Some of the following comments may seem to be matters of relatively minor detail, but in a document of this kind, the precise choice of words is important. Subject to these comments, the Policies in the Plan are supported. Executive Summary Make clear that the Tunbridge Wells New Local Plan is still a draft, on which a further consultation is expected in Spring 2021.
No
Could the list of policy areas (page 3) also include a sentence summarising what they cover?
An increase of 33% in the buildings in this parish sounds frightening! I do hope this plan can manage the increase successfully.
Good there is recognition of current pandemic and the list of concerns and issues in the last paragraph of page 3
No
Perhaps it might be an idea to expand on the impact caused by increasing the number of houses by 33%? It is clear that Heritage is of key importance to this Plan and, therefore, it would make sense to amend the policy chapter to Heritage and Design.
No
First 2 paragraphs need editing – not an exec summary

Visions are best left to angels and arkangels, we need planning policies and designs and plans and forecasts.

Very sound

Very informative

**Have you any comments on "Introduction" section, starting on page 4?**

Open-Ended Response

I totally agree with - Being within the High Weald AONB confers national importance on the landscape. It contains one of the best surviving medieval landscapes in North West Europe. The High Weald Joint Advisory Committee states, "It is an outstandingly beautiful landscape cherished by people for its scenery, tranquillity and wildlife." The settlements nestle harmoniously within their landscape setting where wedges of countryside penetrate right into the town and villages particularly along the Crane Valley.

It's fine.

Excellent and well-balanced. Again, maybe would benefit from mention of the need to promote infrastructure and facilities necessary to support development of small-scale locally based enterprises and business to help the community with employment and sustainability and vigour.

There are numerous people local to us out here that want to have their voices heard but for whatever reason have found it difficult to find information about and then to engage in the process. We've had an encouraging meeting with Richard Eastham this evening where we found out a lot about the process which has hopefully put some minds to rest. I'm happy to be added to a mailing list if you are able to release information on the upcoming stages of the process.

It sets out very well the beauty and historic importance of this area, and that these qualities must not be jeopardised.

Yes, I read that the draft strategic Local Plan policy STR/CR1 sets out proposals for the delivery of an additional 818-918 homes on 14 sites in the parish between the plan period 2017-2037 with planning permission has already granted for 64 houses on 2 sites. I have major concerns over the numbers here (and types) and whether this is appropriate for Cranbrook. These figures should be reconsidered appropriately.

2. The draft plan does not sufficiently explain the methodology by which people's views will be taken into account. Although paragraph 1.20 states that "the parish council will gather all the comments received and produce an official Consultation Statement" this does not make clear whether and how the plan will be revised on the basis of feedback. Who will be undertaking the revisions to each policy area, and how will they decide which points to incorporate and which to ignore? How will you sure this process is transparent and objective? Will consultation responses be made publicly available? a) Paragraph 1.5: As it is written it appears that this paragraph only applies to those parts of the parish within the AONB. I think this paragraph should be amended: "Being within and adjacent to the High Weald AONB" (please also see comment in point e) below). b) Paragraph 1.10: It is not clear why the draft plan mentions Colliers Green here separately from other hamlets in the parish. Why have you singled one hamlet out? If you take the school as the centre of the hamlet there are fewer than 20 properties within a 500m distance. For the sake of accuracy and consistency this sentence should be removed, or rewritten to give equal weight to all the hamlets in the Parish. The second part of the paragraph is unrelated to the first part, and so the section beginning "Over the past 30 years or so" should be moved to a separate paragraph.

**Have you any comments on "Introduction" section, starting on page 4?**

I think the Introduction explains the whole process very clearly. I was surprised about the medieval farming patterns still being in evidence, I did not know this and wonder if we should get more publicity for this fact.

a) Paragraph 1.5: As it is written it appears that this paragraph only applies to those parts of the parish within the AONB. I think this paragraph should be amended: "Being within and adjacent to the High Weald AONB". b) Paragraph 1.10: It is not clear why the draft plan mentions Colliers Green here, as opposed to any of the other hamlets in the parish (Flishinghurst, Glassenbury, Wisley, Hartley etc). Why have you singled one hamlet out for mention? If you take the school as the centre of the hamlet there are fewer than 20 properties within a 500m distance. For the sake of accuracy and consistency this paragraph should be rewritten include the other hamlets in the Parish. The second part of the paragraph is unrelated to the first part, and so the section beginning "Over the past 30 years or so" should be moved to a separate paragraph. c. The draft plan does not sufficiently explain the methodology by which people's views will be taken into account. Although paragraph 1.20 states that "the parish council will gather all the comments received and produce an official Consultation Statement" this does not make clear whether and how the plan will be revised on the basis of feedback. Will consultation responses be made publicly available?

No

The introduction mentions that the ndp has been informed but the local plan when actually it contradicts many of the key elements of the local strategy when it should adhere to it much more closely. Why does the introduction give specific attention to details about colliers green and none of the other hamlets. Colliers green is less than 20 properties spread over a large area. Yet the introduction makes it seem as though colliers green is some sort of hive of commercial and leisure activity when actually it nothing more than a tiny sleepy settlement with a very narrow and lengthy stretch of country lane connecting it to a dangerous junction with the main road and is some 4 miles from the nearest traditional shops and services. None of which would be accessible on foot and would generate 1000's of additional car journeys along a road that cannot support them. 1.3 and 1.10 coins the phrase "economic necessity" and "several" new businesses as though this will be a natural home to future development. Yet Hartley only has a "small" number.

No

Good.

No

No

Very useful to give context to the NDP process in Cranbrook and Sissinghurst.

No

There seems to be an implicit acceptance of the TWBC target of 818-918 new homes by 2033 representing a 33% increase. However the AECOM forecast is that 610 homes will be needed of which 50% should be small 1-2 bed units to meet local need. This Plan needs to be more robust in the argument that this is not sustainable development as this is over and above local need. Also recent events such as the criticism of the recent Planning White Paper indicate that housing numbers for the SE have been too high and could be reduced. Then there are the Covid implications and changes in working patterns that seem likely to continue. This could mean city office blocks being converted to residential reducing the need for greenfield sites

<b>Have you any comments on "Introduction" section, starting on page 4?</b>
Colliers Green is a ribbon hamlet of fewer than forty houses and a primary school and should not be described as one of the 'main settlements' in the parish. It is miniscule compared to Cranbrook, Sissinghurst and even Hartley.
no
No
no
The second part of para 1.10 does not follow on from the first part and addresses a different subject. The sentence beginning 'Over the last 30 years or so' should begin a fresh paragraph. 1.20: The consultation should be more explicit about how people's views are going to be taken into account. What is the methodology you will be using to assess the comments and decide whether and how to amend the plan?
As we have lived in te area for only 9 years the reference to to railway station is interesting
Generally good however having only lived here foe 9 years I was curious about the reference to the Railway Station
No
No comment.
No
No
818-918 homes. Extra traffic? Planning permission already passed for 64 homes on two sites. I have local friends who do not drive and I take them to appointments (Hawkhurst, Benenden) as the public transport is infrequent and unreliable. If a bus is missed there is often a one or two hour wait. This needs to improve dramatically to see a reduction in car use.
No
No
No
No
A great pity that the NDP was not completed and adopted a least two years ago prior to the TWBC Local Plan Draft being produced. Bottom Line:TWBC seem just interested in meeting their housing target - and couldn't really care less about ruining Cranbrook and Sissinghurst. A disgraceful state of affairs and most unprofessional.
Introduction 1.1 Clarify whether this refers to the current Local Plan or the draft New Local Plan. 1.2 Suggest deletion, as this policy may not feature in the New Local Plan as adopted following examination and it is not an NDP policy. It is also foreseeable that this policy, as adopted, will have to change during the period covered by the New Local Plan.
1.2 Surely there is pp for many more than 64 houses on 2 sites? Is this info out of date? If not and 'Brick Kiln' is not counted, then surely it needs to be mentioned. 1.8 What is a 'small community facility'? 1.13 Perhaps add: 'If you are reading a paper copy of this .....' as I am reading it now aren't I?
No
Very informative. How is the second consultation (1.22) prior to independent examination run? By TWBC or by C&S PC? This information should be in our reg 14 'report'
Good to have reminders of what is in the parish.
Pg 5 Background 1.5 has acronym AONB but not full title with (Acronym) Pg 4, 1.4 has 'Area of Outstanding Natural Beauty' but no (Acronym). Dose it need to read 'High Weald Area of Outstanding Natural Beauty (AONB) Are we repeating Full title and (Acronym) for first reference in every chapter of the Plan?

<b>Have you any comments on "Introduction" section, starting on page 4?</b>
No
Paragraph 1.2 could be strengthened to clarify that TWBC is responsible for the allocation of sites. Presumably, the introduction will be amended to be up to date for the next stage?
No
Para 1.8 mixes assets, history, transport – nowhere does the Introduction talk about the drivers of success: Education, Agriculture, Commuters
Congratulations to everyone who has contributed. We need to respect the need for individual space. High density housing is not suitable for rural small communities.
Good – 1.7 is very important Perhaps you should emphasise the importance of the NDP in the planning process for future applications

<b>Have you any comments on "Vision &amp; Objectives" section, starting on page 8?</b>
Open-Ended Response
I believe that this in the main a well meaning document but does not respect the identity or separation of Hartley - which is totally ignored. This is a mistake
It is too optimistic because increasing the number of houses by 33% cannot be of overall benefit to the area.
On page 61, the paragraph labelled 4.1 starts from the heritage of the area, so it would seem more appropriate to rename the policy 'Design and Heritage' as "Heritage and Design". The present and future needs of the parish have to be met without destroying or adversely affecting the best of what has gone before.
Perfect. Mentions wildlife but not biodiversity?
The first paragraph sounds as though it has been written by a developer. 'In fifteen years time Cranbrook will be vibrant, attractive and sustainable'? It is already! The summary of objectives is laudable, but I'm afraid I doubt they will be adhered to.
Yes. While this sounds all very good on paper the suggested plans for housing areas contradict these views, visions and objectives over this period. Some areas marked suitable for potential development will if developed actually go against your statements of intent and purpose. My point, very succinctly is please develop sympathetically and protect the AONB and habitat at all cost.
I think the vision statement is good. I would criticise some of the objectives though - some are very clear but two are just bullet points and not objectives. 'Tourism' - we are not saying if we want more or less tourism and 'Community health, education, and leisure provision' - this is not an objective. I realise these are expanded on later but think the summary could be clearer. I support the ideas on providing smaller homes and employment space, avoiding light pollution. I don't think the travel policies will make much difference, we cannot stop people using cars. The new estate at Sissinghurst has cars going in and out all day long despite the builder's plan saying the inhabitants would use the bus. Sissinghurst is gridlocked at least twice a day now, we can only improve this by banning large vehicles and traffic calming measures. I am not sure about providing more visitor accommodation - unless we are talking about caravans and camping sites this is likely to be turning houses into holiday homes, of which I think we have too many already in Sissinghurst.
1. There is a lack of information about the status of the draft NDP. It would be helpful to set out more clearly how this plan is intended to align with the Local Plan which went out for consultation last year. While the two plans are supposed to be in general conformity a

**Have you any comments on "Vision & Objectives" section, starting on page 8?**

number of the policies contained within the draft NDP appear to directly contradict the local plan, which has already had the benefit of widespread public consultation. On a similar note, how do the timeframes map out? What timeframe is this NDP intended to cover? 3. Throughout, the draft plan refers to community consultation and community visioning events. Colliers Green residents were not given a proper opportunity to participate in these events. There was one meeting at the primary school early on in the process, during which a member of the CVLT land development trust gave governors the false impression that he represented the NDP. Residents of Colliers Green then came across a poster produced by the NDP team which advocated the building of 450 homes on agricultural land in their hamlet. When they raised concerns, an "information event"™ was hurriedly put together; however the feedback taken at that meeting was specifically excluded from the public consultation. More recently, Colliers Green residents were given the wrong date for a zoom consultation meeting and have therefore once again been unable to ask questions or have their voices properly heard.

No

I would like to see reference to the value that quality planning can make to the communities mental health

It paints a wonderful picture of what it is hoped is achievable.

No

More of the areas showing positive ideas should adopted as formal Policies rather than left as visions or projects.

No

No

The 6th and 7th bullet points of objectives do not show what you want to achieve in these areas they merely list the areas. ie."Tourism" - need to say whether you want to increase/decrease/improve etc. Section 2.8 - need to ensure there is enough emphasis through out on development to provide employment oportunities and workshops/offices etc. Broadband rate should be aimed at highest industry standard 2.9 - electric charging points in public car parks should not be at the expense of parking places for non-electric cars especially given the current lack of parking caused by residents, school children and shop workers long term parking in the town. Who will be paying for the electric from the charging points? Maybe they should be metered or else electric car drivers are subsidising electric car drivers in the same way that Sissinghurst residents subsidise Cranbrook residents for long term parking. 2.9 need allotments in Sissinghurst 2.10 - need to also maintain and improve the existing public footpath network to ensure accessibility for all ages and in all weather conditions. The Parish council should take up the powers offered to it to maintain current public footpaths 2.11 - should the NHS/Government fund a new medical centre if one is required? 2.11 - Sissinghurst desperately needs a new village hall 2.14 - need to also maintain and improve the existing public footpath network to ensure accessibility for all ages and in all weather conditions. The Parish council should take up the powers offered to it to maintain current public footpaths

Many of the 14 designated housing sites directly affect areas identified as needing protection under the Landscape and Natural Environment section eg AONB Crane Valley and green gaps maps. The CRS4 and CRS9 sites are at odds with these policies as well as in relation to historic farmsteads (p31). Is a new community centre (para 2.11 2nd bullet) really needed? There are already a large number of community facilities throughout Cranbrook, such as the Vestry Hall, the Sports centre, Cranbrook school, Library, High Weald Academy, St Dunstans church, Providence Chapel (when renovatd), various

<b>Have you any comments on "Vision &amp; Objectives" section, starting on page 8?</b>
church/chapel halls. There is a real danger that if a large new community hall was built existing historic venues would lose revenue and become less viable. To see a high quality heritage building such as the Vestry Hall, in a pivotal position in the town and which was gifted to the community become redundant and potentially developed for another use, would be a travesty. SEE FURTHER NOTES
Why is Colliers Green give the same importance as Cranbrook and Sissinghurst? Colliers Green is only a hand full of houses. Should be Colliers Green, Golford, Flishinghurst and Swattenden are small, dispersed hamlets in the parish
no
No
no
n/a
really is cookie cutter, any village in the UK could have used the same "vision". An extension of the Crane Valley Nature reserve is the only unique and definite statement. The rest is vague.
Whilst more housing is absolutely necessary and it is right to be ambitious, the vision must emphatically give just as much emphasis to infrastructure which invariably seems to be tagged on as an extra.
2.2 The development proposals do not provide any details of providing new homes for local workers. 2.3 The development proposals do not provide details of heritage homes. 2.6 there is no guidance as to how access is to provide access to green space and the enhancement of priority habitats.
The reference to new homes for local workers does not appear to be catered for in any of the current development proposals. Why? Submitted development proposals do not appear to show heritage characteristics. Where is the mix of land use detailed? Where is commercial opportunities detailed? What is agriculture diversification details? Where is rural- and green based detailed? There appears no inclusion in development proposals for affordable homes for local workers and young people shown. In Building for the future I would suggest that the provision of solar energy homes should be required. The need for 'safe access, Enhanced accessibility and sustainable and safe travel need detailed consideration. Many of the development proposals cut through public walkways. These may be maintained they will not provide the country walks that people look for. What is meant by tourism-based businesses
No
No comment.
I think the vision is over optimistic as to the reality
3rd summary of objectives: although affordable housing is highlighted later perhaps it's useful to specify it at the outset as a vital part of the 'mix of housing' and the 5th objective: to promote active travel routes should include both 'linked pedestrian and cycle routeways'. 2.15 Community involvement: How can we demand early and true public engagement? The community is usually engaged after the developers have had several pre-app meetings with the planners and decisions and agreements have already been made. This needs strengthening so that improved place-making, masterplanning and high-quality design takes place with proper community involvement.
Summary of Objectives good. Have already made comment about cycle routes. The most important thing is to protect the natural environment, especially woodland.
No

<b>Have you any comments on "Vision &amp; Objectives" section, starting on page 8?</b>
No
No
I'm glad to see Conservation Areas top of the list!
It would be good if all the "Objectives" can be met, but I have my doubts. Too many houses and too much traffic. Noise, light and traffic pollution, full car-parks, litter etc will all increase. Crime too will increase with many more Housing Association units.
More emphasis I feel should be on small development or the character of all the area will be lost. Any large estate anywhere will adversely effect the area.
Vision and Objectives 2.2 One of the most significant effects of the pandemic, however it plays out from now on, is the damage it has caused and will continue to cause to local businesses, with the partial exception of food retailers. The ability of many local shops, service businesses, bars, cafes, restaurants and pubs to recover from the shock of the pandemic must be in question. The town will only remain a vibrant local centre if its set of High Street businesses remains attractive and varied. The Vision indicates that the Objectives (none of which is specifically business focused) will bring increased opportunities to boost the local economy through a range of new businesses. It would therefore be useful to state, under each Objective, how it will assist the local economy, which will be in dire need of stimulation, especially in the early years of the plan period. Insert "have provided" in place of "provide" in line 5. What does "social sustainability" in line 6 mean? Replace "new green and technological economies" with "new green and other technologies". 2.3 In the first objective insert "and conservation" at the end. 2.4 At the end of the first bullet add "and other heritage assets and their respective settings". In the eighth bullet delete "for". 2.6 Insert "of the parish" at the end of the first bullet. What is meant by "green economies" (third bullet)? Insert "ecologically" before "sensitive" in the fourth bullet. 2.8 "Optimum densities" might be stronger than "appropriate densities" in the second bullet. 2.9 "Maximise natural resource use" must be wrong. The use of natural resources in developments is, in principle, to be minimised. Is what is meant "maximising the use of renewable resources"? 2.10 The hierarchy of safe access (second bullet) for new developments seems unrealistic. Motor vehicles will continue to be used for a significant proportion of journeys by most households in rural areas like this parish during the plan period. The use of electric cars may be expected to increase over the coming years.. Indeed, Policy IN5.2 supports more electric vehicle charging points throughout the Parish.. Delivery vehicles are likely to continue to form a substantial proportion of vehicular movements in residential areas, as the proportion of online consumer purchasing continues to grow and they, too, may increasingly be powered by electricity. It should not be forgotten that private motor travel (or taxis) is the only option for some people with limited mobility. The safe use of motor vehicles must remain a high priority. A new development which does not provide convenient and safe access for motor vehicles is unlikely to be attractive to potential purchasers, or acceptable to Kent Highways. 2.12 Bedgebury Forest is only partly in the Parish, but including an important access point. This should be acknowledged.
I think this is well considered and easily laid out - I know a plan needs depth, but its tough to read 141 pages so this gives a good brief highlight
Isn't this all the same as what will be in the visions and objectives for each section? 2.1 Applicants for what? Is this for people applying for planning permission? If so, it needs to be made clear I think. 2.3 This sentence (after the semi colon) doesn't make sense. 2.12/13 Should the crane valley be mentioned here?

<b>Have you any comments on "Vision &amp; Objectives" section, starting on page 8?</b>
No
For summary of objectives, two need more information - 'Community health, education, and leisure provision' and 'Tourism' - what about them?
The objectives speak more to me than the vision.
pg 8, 2.5 High Weald AONB HOUSING Design Guide pg 10 Landscape and Natural Environment Protect and enhance greening within settlement boundaries (definition in glossary required). pg 11, Mix of Housing & Employment Space, 2.7 green-based businesses - what are these?
NO
Paragraph 2.3 needs checking, as it doesn't make sense in its current form.
No
Vision: not direct or clear enough – should be short and succinct Objectives: Summary – nothing strategic here for the future of the community; Rebuild links between Agriculture & Business; Enable local youth to be employed locally; Ensure High Street survives for generations without transport; Make commuters feel they have a vested interest in the community Design 2.4 too repetitive Landscape 2.6 too many bullets overlapping Building for the future 2.9 too many bullets – stretching the envelope too far for this overview
Overall sensible but we need to remember senior folk need to use easy transport and suitable local car parking and cycle lanes are important for students and teenagers.
Well composed <b>General comment</b> A remarkable, well written, document, full of interest and information to all who live in the Parish. A good read.

<b>What are your views on Draft Policy LN7.1 Special Sites for Nature Conservation? (page 14)</b>									
<p>LN7.1</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>82%</td> </tr> <tr> <td>Do Not Know</td> <td>10%</td> </tr> <tr> <td>Object</td> <td>8%</td> </tr> </tbody> </table>		View	Percentage	Support	82%	Do Not Know	10%	Object	8%
View	Percentage								
Support	82%								
Do Not Know	10%								
Object	8%								
Support	Broadly agree but do not want this to be an excuse for over development								
Support	The narrative is understandable but the map on Page 17 is too small a scale to understand where the special sites actually are.								
Object	Development close to protected sites should be prohibited otherwise what is the point of protection? Developers have a poor record of respect for protected sites. Scrutiny should be at a very high level before, definitely during, and after works.								
Object	Totally agree with the importance of not interfering with the AONB and the opening statements 3.1 to 3.3. However, we should not be building in these areas of AONB/SSICs/National Trust Properties/Heritage Parks and Gardens and surrounding full stop. This is a non negotiable in my opinion. I understand								

<b>What are your views on Draft Policy LN7.1 Special Sites for Nature Conservation? (page 14)</b>	
	the need for development however but why not look more closely first at any redundant brownfield sites? There are areas of land in Cranbrook and surround that could support development, again as I've said done with the environment in mind, sympathetically and with the needs of the local population taken into account.
Support	Are we able to say we would like more sites to be identified?
Object	How does plan align with the Tunbridge Wells draft policy?
Support	In addition, I would like to support any response you receive from officers of the High Weald AONB, who have the appropriate expertise in this field.
Object	insufficient areas needs expanding
Support	I strongly support the aim for a net gain in biodiversity and the requirement for development plans & management to be in line with the High Weald AONB management plan.
Support	There seems to be a lack of "Green Spaces" in our area
Support	No material development should be permitted which is detrimental to the whole area considering the importance of the AONB to the Parish and its residents
Support	I feel it is highly important for residents to have access to green spaces and nature as this can be very beneficial to reducing anxiety and other mental health conditions.
Support	Please note that I completed all these sections on LN policies then went back to the 1st page to correct something I wrote and then went forward through the form and all my previous input had disappeared - very frustrated with this on line form. The first few policies in this section are difficult to understand and the maps are not clear what they are showing - perhaps more explanation would assist. There is no legend for the purple line on the maps Section 3.4 states that there is a list of sites on page 17 but there isn't , only a map.
Support	The most important aspect of the plan is to protect what we already have. I think a lot of people will not trust developers to respect the environment and one often hears about protected trees (the Cubbington Pear in Warwickshire) which are cut down when money talks loudly enough. Can this area be protected with a 33% increase in housing? Ancient woodland cannot be replaced - it would be like knocking down Blenheim Palace and erecting modern houses instead!
Support	Provided AONB legislation is taken on a national scale. So housing in AONB only when nowhere else available.
Support	This is a strong set of policies. It is confusing that the chapter (3) and Policy (7) numbers differ, but that will presumably be corrected in the final version.
Support	We should be looking after our local natural beauty and allowing the space to continue as intended.
Support	Why is this number 3, when it is the first Draft policy - very confusing
Support	It is vital that any new developments make a positive contribution to the ecological networks and biodiversity of the parish. We need to encourage developers to leave large areas of wild spaces to demonstrate a net gain for nature. Protecting special places or nature conservation is important for wildlife and educational opportunities. Creating areas for forest school activities for children attending the local primary and secondary schools will encourage a child's interest in the outdoor natural environment and care of it.

<b>What are your views on Draft Policy LN7.1 Special Sites for Nature Conservation? (page 14)</b>	
Support	a) How would a developer demonstrate that they have identified and considered the nature conservation value? Are there National Guidelines i.e. use the The biodiversity network 2.0 referenced at pg 18, 3.9 or can the developer select their own tool? Does this apply to all scales of development? b) Does there need a minimum 25m or 50m stated in the policy not just the support text as in Policy LN7.4, 3.16 pg21 or LN7.7, 3.32 pg 26? The existing supporting text does not clarify the principal of designating a buffer. Pg 17 HWAONB Unit Map: Green Spaces and Green Networks for People' does not magnify enough to be readable - could we insert higher quality maps?
Support	1) "demonstrate that they have identified + considered nature conservation value in line with their status" – measured against <u>WHAT?</u> Easy to write but no direction of what is needed for developers to measure against
Support	Overall policy aims p15 Protection of green gaps between settlements is vital

<b>What are your views on Draft Policy LN7.2 Special Ecological Protection &amp; Enhancement? (page 18)</b>									
	<p>LN7.2</p> <p>A pie chart titled 'LN7.2' showing the distribution of responses. The chart is divided into three segments: a large grey segment for 'Support' at 80%, a blue segment for 'Do Not Know' at 12%, and a small orange segment for 'Object' at 8%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'. Callout boxes point to each segment with their respective percentages.</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>80%</td> </tr> <tr> <td>Do Not Know</td> <td>12%</td> </tr> <tr> <td>Object</td> <td>8%</td> </tr> </tbody> </table>	Response	Percentage	Support	80%	Do Not Know	12%	Object	8%
Response	Percentage								
Support	80%								
Do Not Know	12%								
Object	8%								
Support	As in 7.1, the map is too small to be of much use to the average reader!								
Object	The points raised at (b) indicating that significant negative impacts on if clear and significant biodiversity gains can be demonstrated as compensation. How can an ancient woodland, for instance, be compensated for by 'biodiversity gains'. It isn't possible for the new to effectively replace the old in the natural world.								
Object	I do not want to see development on any of these areas. You can protect what is there by not developing it in the first place.								
Support	Excellent idea to have appropriately qualified ecologist to measure the value of sites. I am not sure how we can ever adequately 'mitigate' the effect of destroying habitats, that smacks of planting saplings to replace the destroyed rain forest.								
Object	How does plan align with the Tunbridge Wells draft policy?								
Support	I strongly support the biodiversity policy and 'mitigation heirarchy'.								
Support	However map is not clear. What is meant by blue and green infrastructure and ecological networks ? The colours on the AONB list seem to conflict with the KCC list and why is Sissinghurst not identified as an historic settlement ? Map needs to be simplified								
Support	Biodiversity and 'joining up' of areas important								
Support	Clear and significant biodiversity gains are essential, not just paying lip service								

<b>What are your views on Draft Policy LN7.2 Special Ecological Protection &amp; Enhancement? (page 18)</b>	
Object	How can positive management be enforced, what does it mean. Could be expensive legal battles to enforce.
Support	Could there be simple examples of how developments could mitigate biodiversity loss? For example 'meadow roofs', planting hedges not erecting fences, providing animal nesting/dens sites.
Support	I am very keen that woodland, ancient/veteran trees & trees outside woodland should be preserved. I would like to see some thought for what woodland might be in the parish in 250 years' time because so much current planning is very short term compared to natural growth. HS2 work has just felled the Cubbington Pear Tree.
Support	a) Pg 19 HWAONB Unit Map: Green and Blue infrastructure and Ecological Networks' does not magnify enough to be readable - can we insert higher quality maps? 3.9 Has the Environment Bank 2015 been superseded by the Biodiversity Metric 2.0? If so we should just refer to Defra tool or whatever supersedes it. Maybe AONB would advise on this.
Support	Paragraph b) - remove 'significant' from line 1. There should be no negative impact.
Support	Clear measure!!! What sanction if developer does not abide by/deliver/plan for this protection Aaaaaaargh!!! 7.1 to 7.13 are all splitting similar hairs in different ways – need combining into 2 or 3 key issues with sub points below the 3 headings

<b>What are your views on Draft Policy LN7.3 Ecological Connectivity? (page 20)</b>									
<p>LN7.3</p> <table border="1"> <caption>Survey Results for LN7.3 Ecological Connectivity</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>82%</td> </tr> <tr> <td>Do Not Know</td> <td>13%</td> </tr> <tr> <td>Object</td> <td>5%</td> </tr> </tbody> </table>		Response	Percentage	Support	82%	Do Not Know	13%	Object	5%
Response	Percentage								
Support	82%								
Do Not Know	13%								
Object	5%								
Support	Very good policy.								
Object	Sounds good as an overview with vitally important considerations but as my running theme I do not want to see developments in unsuitable areas whereby existing hedgerows are taken down and trees taken down, habitats spoilt etc.								
Support	I am interested in how we can make sure this work carries on 'in perpetuity'. I don't see how that can be ensured.								
Support	I would prefer to see some reference to the importance of managing these areas with appropriate skills, knowledge and experience								
Object	Needs to be more extensive, there are still busy roads that wildlife has to cross, requires underpasses etc to be part of the plan								
Support	Connectivity of habitat and green corridors are crucial. Garden fences should be required to have hedgehog sized holes at the base. Could close- boarded fences be prohibited? There are alternatives that would allow light and small creatures to pass.								

<b>What are your views on Draft Policy LN7.3 Ecological Connectivity? (page 20)</b>	
Support	Although I think it is mentioned later in the document, there is no reference here to B-Lines <a href="https://www.buglife.org.uk/our-work/b-lines/">https://www.buglife.org.uk/our-work/b-lines/</a> Perhaps adding Bees to the list in point c?
Support	See previous answer
Support	Hopefully enforceable.
Support	Ecological Connectivity c) - could wildlife tunnels under roads be considered?
Support	Could developers also be required to provide tunnels under roads for animals?
Support	Excellent. If an area suits dormice & bats it should suit many other species too.
Support	a) not sure if this makes sense? 'in considering all development proposals, both individually and cumulatively' - is it addressed to the developer or community?
Support	Traffic is moving too fast on some local and side roads e.g. dead badgers, but remember badgers eat hedgehogs and they have been seen in for example on Wheatfield Way

<b>What are your views on Draft Policy LN7.4 Protection &amp; Enhancement of Priority Habitats? (page 21)</b>									
	<p>LN7.4</p> <p>A pie chart titled 'LN7.4' showing the distribution of responses. The largest slice is grey, representing 'Support' at 85%. A smaller blue slice represents 'Do Not Know' at 12%. A very small orange slice represents 'Object' at 3%. A legend to the right of the chart identifies the colors: grey for Support, blue for Do Not Know, and orange for Object.</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>85%</td> </tr> <tr> <td>Do Not Know</td> <td>12%</td> </tr> <tr> <td>Object</td> <td>3%</td> </tr> </tbody> </table>	Response	Percentage	Support	85%	Do Not Know	12%	Object	3%
Response	Percentage								
Support	85%								
Do Not Know	12%								
Object	3%								
Support	Very good.								
Support	I support these views in general and the topics/issues identified are valid, relevant and of vital consideration in any development, whether I agree with the specifics of a development or not. However, I do not think the buffering requirements in 3.16 to 3.18 inclusive go further enough to protect the existing environments and would request this is reconsidered appropriately.								
Support	I think the buffering idea is excellent. Too often new building goes right up against important habitats. This section says that proposals which threaten priority habitats will be 'refused'. Elsewhere in the document terms like 'will not be supported' are used. Do we have the right to refuse an application at parish level or are we just advisory? It is good to see 'parkland' mentioned as this is fast disappearing. Also good to see ponds included as these need proper buffers. I have seen it done with a large area of open space around a pond, makes such a difference aesthetically as well as for the natural environment.								
Support	I strongly agree with all, especially LN7.4 (b) & (c)								
Support	Very important to preserve								
Support	"Grassland of Interest" including Lowland Meadows (unimproved or semi-improved) need to be protected as they are diminishing and can never be replaced - just like ancient woodland								
Support	This is very important but I suspect Developers will find ways to avoid their responsibilities.								
Support	Yes, go right ahead! See my comments on 9 above.								
Support	c) and in respect to ancient woodland to at least 50m as endorsed by The Woodland Trust								

**What are your views on Draft Policy LN7.5 Protection of Priority Species? (page 22)**

<p>LN7.5</p> <p>Support 84%</p> <p>Do Not Know 11%</p> <p>Object 5%</p> <p>■ Do Not Know ■ Object ■ Support</p>	
Support	Very good. Except, I don't see how building hundreds of houses in the Cranbrook area can do anything except to endanger all these animals, creatures and plant life.
Object	I totally disagree with (b). Such developments do NOT deliver a net gain in biodiversity.
Support	Agree with the provisions. Protection is of the utmost importance.. However, local knowledge is in my mind of paramount importance too not just called in experts on relevant subject matter. I would like to see in sensitive development proposals relevant comments of locals given a higher priority. Those who live around here are eyes and ears on a 24/7 basis. Some surveys are just a snapshot on a day or a short time and can be misrepresentative. Doesn't hurt to have full information to make a full and informed decision on.
Support	Good to see independent ecological surveys being promoted instead of someone financed by the prospective builder - although we will not have these reports in advance of building applications and too many landowners scrape the site clean before they apply to build.
Support	I would add at 3.2.4 Long tailed tits
Support	I support the requirement for net gain in biodiversity. I would like to see a requirement to install Swift nesting bricks under the eaves of (a proportion of?) all the houses. Nesting Swifts cause no mess or nuisance and are a joy to behold in flight. Their numbers are in serious decline. We need to provide for those that return to Cranbrook on migration every year, and encourage their breeding.
Object	Bats should not be protected because of the damage they do, once they get inside the belfry of a church, for example. Unless you make a ruling that bats in churches should be removed to other more suitable lodgings.
Support	Again, very important
Support	Very important - European protected species have been seen in Cranbrook.
Support	Policy LN7.5 Include some examples of endangered bird species, such as the cuckoo, in the supporting text.
Support	3.20 Add hedgehogs Biodiversity enhancements b) Add hedgehog gaps in fences - hedgehog highways
Support	Yes, greatly in favour apart from the badgers. Hedgehogs should have a higher profile.
Support	c) could we add 'ecological monitoring' to first sentence i.e.: Planning conditions and obligations should secure species protection, appropriate management and regular (as determined by qualified ecologist) ecological monitoring in perpetuity.

**What are your views on Draft Policy LN7.6 Biodiversity Enhancements? (page 24)**

<p>LN7.6</p> <p>A pie chart titled 'LN7.6' showing the distribution of responses. The largest slice is grey, representing 'Support' at 82%. A smaller blue slice represents 'Do Not Know' at 14%. A very small orange slice represents 'Object' at 4%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	This is a very weak section. The enhancements mentioned are minimal. Our natural world is under severe threat from developments of this scale and the only way to preserve and enhance the varied environment that we inhabit is to not create vast housing estates.
Object	This is weak. 'As a minimum' - that is all you will get then. 'Should' - that should be 'must'. Etc.
Support	Agree with the provisions but only in suitable areas. Not all areas in the parish are suitable in my opinion.
Support	this policy also mentions getting things done in perpetuity, again I would just question how this can be ensured and who is responsible.
Support	Again, as well as bat & bird boxes, I would like to see Swift nesting bricks installed as integral to the new houses,
Support	Must include basis for future maintenance of proposals
Support	The requirement for habitat enhancement to be secured IN PERPETUITY is very important, especially in the case of light pollution.
Support	When these developments happen. Someone from the local area needs to be employed/volunteer to ensure protection to the ecosystem continues.
Support	Could there be provisions added for den/nesting of ground mammals?

**What are your views on Draft Policy LN7.7 Local Protection & Enhancement of the Crane Valley? (page 25)**

<p>LN7.7</p> <p>A pie chart titled 'LN7.7' showing the distribution of responses. The largest slice is grey, representing 'Support' at 83%. A blue slice represents 'Do Not Know' at 9%. An orange slice represents 'Object' at 8%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	This is a very important aspect of the plan and the map is quite a bit easier to understand than some of the others. I would like to emphasise that it is not only the Crane Brook that should be preserved but also the numerous streams that feed into it (3.29). The watercourses that feed the pond at Bakers Cross and the stream that flows from the large pond/small lake to join the Crane Brook below the sewage works forms a vital home for wildlife and particularly birds such as owls, heron, kingfisher, moorhen and mallard ducks as well as bats etc..These spaces are all accessible by the public either from the pavement at Bakers Cross or the public footpath that leads down into the Crane Valley below the sewage works. The buffer zones should be for a minimum of 50 metres rather than the 25m mentioned.

<b>What are your views on Draft Policy LN7.7 Local Protection &amp; Enhancement of the Crane Valley? (page 25)</b>	
Support	In addition to its importance for wildlife, recreation and well-being, the importance of the Crane Valley as an education and tourism asset needs more support.
Support	Particularly good to see the 25m, 100m, 500m buffer zones. A very good initiative to conserve the environment and biodiversity in and around the town.
Do Not Know	Some development on parts of the Crane Valley needs to be supported but giving consideration to the policies above. Reduction of the 500m buffer in some areas and consideration given to minimising the footprint of new development as options.
Support	Well thought out section. I support these comments and views.
Object	This policy requires clarification. It is not at all obvious what "parts" of the map on page 26 are being referred to. Do you mean instead the area outlined as site LGS9 on page 45? However, some of the area covered within this site already has planning permission and/or has been put forward and deemed suitable for potential development by TWBC (Site Reference: SALP AL/CR4 (Local Plan Allocation AL/CRS9). This is a good example of the need for clarity between the Local Plan and the NDP, particularly as the supporting text on page 45 does not make any sense ("Furthermore, this area is also partly allocated for development in the TWBC Allocations DPD, this area will form part of the non-developable area of the allocated site or in other areas that are proposed for development.")
Object	This policy requires clarification. It is not at all obvious what "parts" of the map on page 26 are being referred to. Do you mean instead the area outlined as site LGS9 on page 45? However, some of the area covered within this site already has planning permission and/or has been put forward and deemed suitable for potential development by TWBC (Site Reference: SALP AL/CR4 (Local Plan Allocation AL/CRS9). This is a good example of the need for clarity between the Local Plan and the NDP, particularly as the supporting text on page 45 does not make any sense ("Furthermore, this area is also partly allocated for development in the TWBC Allocations DPD, this area will form part of the non-developable area of the allocated site or in other areas that are proposed for development.")
Support	Congratulations on recognising the importance of the area.
Support	I very much support the idea of extending the Crane Valley Nature reserve.
Do Not Know	How to ensure flooding does not occur after building ? How to stop mindless vandalism?
Support	Need to have a 500m buffer on the Crane Calley also to protect views
Support	A very important resource that provides part of the vital green background to Cranbrooks historic centre as well as allowing easy access to the wider countryside
Object	Generally support the policy, however, amendment to the Buffer Zone is required, Suggest that the buffer zone only extends down stream as far as the footbridge across the Crane. In other words, no Buffer Zone from the footbridge down stream to the Tanyard Carpark and St. David's Bridge. This amendment is required in order to facilitate the construction of the new Community Centre on the Wilks Field site and the site of the old Dentist Surgery. This area is already a built up environment.

<b>What are your views on Draft Policy LN7.7 Local Protection &amp; Enhancement of the Crane Valley? (page 25)</b>	
Support	The Crane Valley does need protection. It is frequently vandalised and recently flooded the Tanyard car park during heavy rain.
Support	Excellent!
Support	Definitely agree. The valley itself needs protection and further down stream if river flow increases.
Support	Policy LN7.7 There is an important ambiguity to be resolved in the text of this policy, which refers to development in parts of the Crane Valley identified in the map on page 26. The map shows the Crane Brook, buffered by 25m, 100m and 500m buffers excluding only the short, culverted section in the town, at St David's Bridge. The last of these buffer zones includes much of the existing settlements of Cranbrook and Hartley, as well as already permitted developments, such as Brick Kiln Farm (outline) and Turnden Farmstead (full). The interaction between this policy and, for example, further developments within Cranbrook town, needs to be clarified.
Support	Development upstream and too close to the brook will increase the risk of flooding due to surface run off and also lead to soil disturbance, erosion and pollution from contaminants. The proposed number of houses for the Crane Valley development will directly effect the public right of way leading across the valley
Support	Strongly in favour.
Support	Yes strongly support this policy.
Support	Paragraph 3.32 - should the minimum buffer zone be increased to 50m? Clarify the need for three different buffer zones; are they overlapping?
Support	This combines all the above themes
Support	Crane Valley development should be stopped.
Support	Extremely sensitive & important (very) to the centre of Cranbrook
Support	Yes, this development looks to be a well thought out success. However, vandalism by local youths means that police protection of the area is needed.

<b>What are your views on Draft Policy LN7.8 Protection of Geodiversity? (page 27)</b>									
	<p>LN7.8</p> <p>A pie chart titled 'LN7.8' showing the distribution of responses to Draft Policy LN7.8. The chart is divided into three segments: a large grey segment for 'Support' at 80%, a blue segment for 'Do Not Know' at 16%, and a small orange segment for 'Object' at 4%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>80%</td> </tr> <tr> <td>Do Not Know</td> <td>16%</td> </tr> <tr> <td>Object</td> <td>4%</td> </tr> </tbody> </table>	View	Percentage	Support	80%	Do Not Know	16%	Object	4%
View	Percentage								
Support	80%								
Do Not Know	16%								
Object	4%								
Do Not Know	My understanding is that topsoil has fewer micro-organisms than the soil deeper down.								
Support	Agree totally								
Support	Definitely support that builders should be responsible for keeping soil in situ. A lot of damage is done by carting stuff around the countryside and mixing it up.								
Support	Does there need to be reference to not supporting basement extensions which impact on geodiversity and underground hydrology?								
Support	As a Life member of the Soil association I think this is a brilliant idea.								

<b>What are your views on Draft Policy LN7.8 Protection of Geodiversity? (page 27)</b>	
Support	Developers MUST manage topsoil to maintain geodiversity.
Object	Compacted sub soil is a huge drainage problem and also needs addressing as well as topsoil.
Support	Really important for developers to be on board with this and not to assume they can dispose of topsoil just anywhere.
Support	I am strongly in favour.
Support	Yes strongly support this policy.
Support	yes I support, but not in such detail
Support	Agree

<b>What are your views on Draft Policy LN7.9 Protecting the Historic Landscape Character? (page 28)</b>									
<p>LN7.9</p> <p>A pie chart titled 'LN7.9' showing the distribution of responses to Draft Policy LN7.9. The chart is divided into three segments: a large grey segment for 'Support' at 84%, a blue segment for 'Do Not Know' at 11%, and a small orange segment for 'Object' at 5%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'. Callout boxes point to each segment with their respective percentages.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>84%</td> </tr> <tr> <td>Do Not Know</td> <td>11%</td> </tr> <tr> <td>Object</td> <td>5%</td> </tr> </tbody> </table>		View	Percentage	Support	84%	Do Not Know	11%	Object	5%
View	Percentage								
Support	84%								
Do Not Know	11%								
Object	5%								
Support	The Cranbrook area has the most amazing range of landscapes and habitats and everything should be done to protect								
Support	The importance and recognition of the place of veteran trees and other semi-mature trees in maintaining the character of the town is well-recognised. It would be good to see stronger recognition of the need to systematically plant replacement seedlings and to manage the hedgerows for sustainability and continuity?								
Support	The historic landscape character must be protected, particularly in locations away from the main centres ensuring the proportion of any new development is in keeping with the size of any adjacent settlement. Larger scale development on unconnected greenfield sites should not be supported.								
Support	Agree. However, I do not want to see any developments whereby these boundaries are pushed or interpreted in such a way as to permit development. Rules must be clear and obeyed. Such a development for 20 homes under consideration on land bordering Wilsley Farm on Angley Road for example would require such existing hedgerows to be ripped through and taken down to develop an agricultural piece of land in the AONB. We must protect these areas, of which there are many in the borough.								
Support	Definitely support unkempt verges, maintaining ponds and watercourses but not prettifying new housing into some sort of Disneyland (Bramling Gardens frontage in Sissinghurst). Developments on the edge of built areas should definitely match and reflect the existing character of the landscape.								
Object	a unique feature of Kent is the dispersed settlements and hamlets, these will be destroyed by extending with mass housing. The other key feature of Kent are the smaller field sizes, hedgerows and copses, these should not be consumed by new development.								

<b>What are your views on Draft Policy LN7.9 Protecting the Historic Landscape Character? (page 28)</b>	
Support	As many roadside verges as possible should be managed as reserves and have a firm management plan in place. We have not yet quite achieved this with the Copse, as it gets mown, but the cuttings are not removed as they should be.
Support	Need to ensure that there are no street lights in new development or hard board fences
Support	The many mature trees and hedgrows within the town provide an important counterpoint and setting for the historic buildings and centre of the town
Support	Cranbrook is a beautiful town and everything should be done to preserve its character.
Support	Shelterbelts vital against soil erosion to mitigate flooding to improve air quality.
Support	Policy LN7.9 This policy should acknowledge the contribution of heritage buildings and other heritage assets to the historic landscape character of the Parish.
Support	Good point about micro-organisms. They had not occurred to me!
Support	Yes strongly support this policy. shelterbelt is spelt as shelter belt in glossary. Which is the correct spelling of the noun
Support	yes I support, but not in such detail
Support	Hedges are very important. It is no good developers just saying we will replace them.

<b>What are your views on Draft Policy LN7.10 Green Gaps &amp; Preventing Settlement Coalescence? (page 29)</b>									
<p>LN7.10</p> <table border="1"> <caption>Survey Results for Draft Policy LN7.10</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>76%</td> </tr> <tr> <td>Object</td> <td>15%</td> </tr> <tr> <td>Do Not Know</td> <td>9%</td> </tr> </tbody> </table>		Response	Percentage	Support	76%	Object	15%	Do Not Know	9%
Response	Percentage								
Support	76%								
Object	15%								
Do Not Know	9%								
Support	The mixture of sizes, and distinct characters of the town, village and hamlets in the parish contribute a great amount to its attractiveness, and to the feeling of belonging for many residents. It is important that the identity of individual settlements is maintained, particularly where such areas are close together and the gaps so much easier to lose.								
Support	Particularly important to keep the Green Gaps!								
Support	Green gaps should also be considered between Colliers Green and the A262 and Colliers Green and Folly Hill.								
Support	But make sure (c) is acknowledged. These Green Gaps were vital during the pandemic.								
Object	An important topic but I disagree with this provision. Don't build in these areas in a nutshell. However, you need to look more at the areas defined as open space and green gaps as you do not go far enough. Please revisit this area. I identified just one local issue on planning in Q16. (Land by Wilsley Farm). Has anyone								

<b>What are your views on Draft Policy LN7.10 Green Gaps &amp; Preventing Settlement Coalescence? (page 29)</b>	
	actually looked at this land and considering the NDP this conflicts on many issues. More areas need to be highlighted as green gaps.
Object	I broadly agree with this policy of preserving the green gaps between settlements but question why it is being applied only to the gaps around Wisley and Hartley. If the policy is to be adopted it should cover green gaps between the other settlements in the parish, including between Cranbrook and Colliers Green, with further information and maps added showing all those other areas which should be preserved under this policy.
Support	I strongly support keeping green gaps within our settlements and keeping the settlements separate. Our settlements have different characters which should be maintained.
Object	I broadly agree with this policy of preserving the green gaps between settlements but question why it is being applied only to the gaps around Wisley and Hartley. If the policy is to be adopted it should cover green gaps between the other settlements in the parish, including between Cranbrook and Colliers Green.
Object	Why no mention of green gap protection for colliers green?
Object	Not extensive enough - green gaps need to be protected between Colliers Green, Flisinghurst and four wents as well as the larger settlements.
Support	I support the Green gaps policy and all the recommendations in the CCAAC Appraisal 2010
Support	LN7.10 (c) - there should be no development in the green gaps I agree with the areas shown in the 'open spaces and green gaps' map.
Support	we also think that avoiding coalescence of settlements should also be under bullet 2.6.2 as well. There are real dangers of Cranbrook coalescing into Hartley by opportunistic applications
Support	Serious consideration should be given to the protection and enhancement of existing trees and green borders along the A229 from Wilsley farm to Turnden. To improve the margins of this road and provide screening.
Object	I welcome the policy of preserving green gaps between settlements. However, the policy needs to cover the gaps between all of the settlements (see para 3.40), not just those in Wisley Green and Hartley. For example, paragraph 3.42 should include preservation of the gap between Cranbrook and Colliers Green, and this area should be included in the following maps.
Object	I don't think there should be any leeway for building within the settlements and therefore C) shown below should not be included. It is a fact that this type of dispensation often leads to unsuitable buildings. Development within these green gaps will be permitted where it can be demonstrated that: <ul style="list-style-type: none"> <li>• the open &amp; undeveloped character of the gap would not be adversely affected.</li> <li>• the separate character of the settlements would not be harmed.</li> <li>• the landscape setting of the settlements would not be harmed.</li> </ul>
Support	The green fields north of the A.262 road between Sissinghurst village and Wilsley Pound should be included in the Plan as "Open Spaces and Green Gaps"
Support	Very important - Vital even.
Object	No development between settlements.

**What are your views on Draft Policy LN7.10 Green Gaps & Preventing Settlement Coalescence? (page 29)**

Support	Policy LN7.10 The green gap shown on the map on page 31 between Cranbrook and Hartley excludes Brick Kiln Farm, but includes the Turnden Farmstead development, which has already been permitted and Corn Hall Oast, which is included with Brick Kiln Farm in the site allocation for residential development under the existing Local Plan. The interaction between this policy and those proposed developments needs to be clarified. The inclusion of the remainder of the Turnden site in the green gap is supported.
Support	Strongly in favour as during the virus precautions I have taken short walks in some of these areas.
Support	The High Weald AONB Unit 'Settlements, Buildings and Routeways doesn't magnify enough to meaningfully scrutinise. Could a higher resolution map be embedded.
Object	Paragraph c) grants permission to develop within the green gaps - this must not happen.
Support	yes I support, but not in such detail
Support	Losing these gaps & spaces will change the whole character of the Parish.

**What are your views on Draft Policy LN7.11 Protection of the High Weald AONB & its Setting? (page 32)**

<p>LN7.11</p> <p>A pie chart titled 'LN7.11' showing the distribution of responses to Draft Policy LN7.11. The chart is divided into three segments: a large grey segment for 'Support' at 87%, a smaller orange segment for 'Object' at 10%, and a very small blue segment for 'Do Not Know' at 3%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	The proposal to build hundreds of houses contradicts this policy (as it does with many others!).
Support	It is vital that the High Weald AONB is protected, and also adjacent areas of similar historic importance and beauty, not only because they are of value in their own right, but also because they contribute to the economic wealth of the area. The interconnectedness of natural and made environments, old and new, should be of greater consideration in planning.
Support	Areas of the Parish north of the A262, including but not limited to the area surrounding Colliers Green should also be considered as AONB Setting.
Support	But (f) how does one reinstate an historic field?
Object	I would agree these are valid considerations but I object to development in these areas hence the objection. Please consider protecting the AONB not just for now but for future generations.
Object	I welcome the fact that this policy covers the setting of the AONB as well as the AONB itself. This reflects the National Planning Policy Framework which confirms that the Duty of Regard is "relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas." The map on page 34 is, however, incomplete and misleading. It should be revised to

<b>What are your views on Draft Policy LN7.11 Protection of the High Weald AONB &amp; its Setting? (page 32)</b>	
	include the character components of natural beauty in the north of the Parish as well as the South, in line with the other maps in the document.
Support	I like the idea of reinstating old field patterns where they have disappeared. Bad management of drainage and the misplacement of housing in Sissinghurst has created flooding problems since Cramptons was built and had to be quickly underpinned in the 1970s. Grown-out hedges and old stubs are still being removed by local authorities and householders in Sissinghurst - if we value these features we have much influencing to do. Agree close boarded fencing is inappropriate and I thought people needed permission to erect over a certain height but that never seems to stop them. Also bad-taste gates should be discouraged. An example of intrusive highway engineering is the bright yellow tape holding together bundles of wires put up on poles by an internet company recently.
Object	I welcome the fact that this policy covers the setting of the AONB as well as the AONB itself. This reflects the National Planning Policy Framework which confirms that the Duty of Regard is "relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas." The map on page 34 is, however, incomplete and misleading and should be revised to include the character components of natural beauty in the north of the Parish as well as the South, in line with the other maps in the document.
Object	The character components map shows none of the details from the north of the parish and just focuses on the southern section. Why?
Support	I would also support any comments from the HighWeald AONB staff who have the knowledge and experience to advise.
Support	I can't state strongly enough how important it is that due regard is paid to the AONB and all the points made in LN7.11 In particular proposals should not be allowed to threaten ancient woodland, historic banks and routes. I particularly like the encouragement of native hedging, and the proposals in 3.48, and avoidance of close boarded fencing.
Support	There should be no development in the AONB. The AONB should be expanded to include all of Sissinghurst
Support	Settlements buildings and routeways map is confusing. Colours of Conservation Areas too easily confused with Cranbrook buildings. Also CA boundary particularly Wilsley does not look accurate. I was extended some years ago
Object	There is a large part of the parish that is not in AONB but is still very naturally beautiful and also needs protecting. Map on page 34 is not fully detailed of above A262 so is miss leading.
Object	6, I am shocked to see the map used to illustrate Draft Policy LN7.11 Protection of the High Weald AONB & its Setting. I object in the strongest possible terms to see one area of the parish represented as having none of the historical and landscape features that are identified in the rest of the parish, and categorised only as "Historical Settlements" and therefore, according to the thrust of the NDP, ripe for development. This image is a naked manipulation of the facts, and this process. It is undemocratic and fake. It does not reflect any of the data that was submitted to the consultation from residents of the south of the parish.

**What are your views on Draft Policy LN7.11 Protection of the High Weald AONB & its Setting? (page 32)**

	It is totally misleading, because it reifies the boundary of the AONB, giving the false impression that none of these landscape features appear in the south of the parish. In the following text: 3.51. The High weald AONB Landscape Character: Field and Heath map shows the extent of such areas within the parish. Responses gathered at the November 2017 draft policy poster presentation and the June 2018 exhibition support the aims of this policy. This policy is further supported by evidence gathered in the Cranbrook & Sissinghurst Landscape Character Assessment Workshop. It should be noted that, in keeping with the general failure of the NDP to consult with the parish outside Cranbrook and Sissinghurst, that residents of Colliers Green were not invited to, nor made aware of, any of these events. Action: The map must be altered or erased. Either all of the existing features to the south of the boundary must be recorded and included or the map must be excluded.
Support	Good hedging and fencing, in keeping with the surrounding areas, are important.
Support	The Government has now indicated that under new planning guidance, AONB's are likely to receive enhanced protection against development. Hopefully there is still time to make reference to this in the NDP
Support	The High Weald AONB will bring people to the area - this should be protected as best as possible, however it is important to also allow for development so long as it is in harmony with the area.
Support	Can we also propose/support the expansion of the AONB to cover more, if not all, of the Parish?
Support	a) add: and show evidence of regard to and consideration of the High Weald AONB Management Plan - perhaps this is covered in b)??. Policy supporting text 3.43 Crane Brook whose source .....beyond to the south and east of Sissinghurst, converging with the Hammer Stream before reaching the River Beult SSSI, a tributary to the River Medway.
Support	yes I support, but not in such detail
Support	I thought that the AONB was already protected and the 'plan' quite rightly endorses this. The detail here is good

**What are your views on Draft Policy LN7.12 Protection and Enhancement of Sissinghurst Castle? (page 35)**

	<p>LN7.12</p> <p>A pie chart titled 'LN7.12' showing the distribution of responses to Draft Policy LN7.12. The chart is divided into three segments: a large grey segment for 'Support' at 83%, a blue segment for 'Do Not Know' at 14%, and a small orange segment for 'Object' at 3%. A legend to the right of the chart identifies the colors: grey for Support, blue for Do Not Know, and orange for Object.</p>
Support	Not only should Sissinghurst Castle and Estate be protected and enhanced, but also its setting and the long views towards it. Through closer links being made between the Castle and other historic assets in the parish, a vastly improved tourist/visitor offering could be developed, which would greatly benefit the local

<b>What are your views on Draft Policy LN7.12 Protection and Enhancement of Sissinghurst Castle? (page 35)</b>	
	economy. In a Parish Council meeting it was heard that there were hopes to protect the Castle and its grounds by encouraging smaller buses and minibuses rather than massive coaches. This would greatly benefit Sissinghurst Village, and should be considered when planning parking facilities in other areas of the parish.
Support	But also prioritise access via bicycle and on foot.
Support	Important as a driver for the local tourism industry, could provide a basis for further initiatives.
Support	I can't imagine the National Trust would allow this to happen anyway.
Support	A vitally important part of a local parish. Please no development unless absolutely critical in this area.
Support	Essential that steps are taken to ensure that both Sissinghurst and Cranbrook benefit from having this major tourist attraction on their doorstep
Support	The AONB should be expanded to include all of Sissinghurst
Support	Again Sissinghurst village is not identified as an historic settlement. Colour coding of blues is confusing - it looks like Holland with masses of open water ?? It might be useful to have an additional plan showing agricultural land and farmsteads.
Support	In recent weeks, the National Trust has alienated many of its members with its 'woke' attitudes. However, once it comes to its senses and remembers what its mission is, we should continue to support its work. I'm not sure how much the residents of Cranbrook and Sissinghurst should actively contribute to the enhancement of the Castle as the National Trust has a huge income but both Cranbrook and Sissinghurst should do all they can to benefit from the proximity of such a prominent tourist attraction.
Support	Possible occasional discharge of raw sewage from the Sissinghurst Sewage Works is a threat to the flora and fauna of the Sissinghurst Castle Lakes.
Support	This must be one of the biggest draw to the local area so must be looked after.
Support	in favour in tune with previous comments. Access by car is an issue for Sissinghurst village.

<b>What are your views on Draft Policy LN7.13 Local Green Space Designation? (page 36)</b>									
	<p>LN7.13</p> <table border="1"> <caption>Survey Results for Draft Policy LN7.13</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>80%</td> </tr> <tr> <td>Do Not Know</td> <td>13%</td> </tr> <tr> <td>Object</td> <td>7%</td> </tr> </tbody> </table>	Response	Percentage	Support	80%	Do Not Know	13%	Object	7%
Response	Percentage								
Support	80%								
Do Not Know	13%								
Object	7%								
Do Not Know	I believe the farmstead and the fieldes around Gate Farm and Bull Farm need protecting								
Support	I would like to add a Local Green Space to this list: the large pond/small lake at Bakers Cross. This is a very important habitat for a number of unusual birds and bats etc. Many walkers on their way out of Cranbrook heading to the footpaths leading out to Great Swifts and Sissinghurst as well as Benenden often stop								

<b>What are your views on Draft Policy LN7.13 Local Green Space Designation? (page 36)</b>	
	and admire the birdlife on the pond and the general wilderness of the area just on the edge of Cranbrook. At night, the hooting of owls and sight of bats swooping around is a wonderful reminder of the value of natural places in an urban area.
Support	Cranbrook Museum Garden, and the access path to it, are significant omissions from the schedule of designated Local Green Spaces. It is adjacent to Site LGS12, The Horse Pond, which is on the schedule, and shares much of its history. It should be added to the schedule as it qualifies under all five reasons for designation: beauty, historic significance, recreational value, tranquillity and richness of wildlife. With more homes being built in the parish, the possible needs for open spaces suitable for sports should be future proofed. The relative proximity of Jaegers Field to the Leisure Centre, the Tomlin Ground and the Primary School would suggest that at least part of it should be designated as a Local Green Space. We should have learnt from the selling of school playing fields for development in the not too distant past, which has now been regretted.
Support	One of the most important parts of the plan in maintaining the character of the town.
Support	Please protect LGS.
Object	A number of the green spaces included in this policy area either already have planning permission or have been identified as suitable sites in the local plan. Clarity is needed regarding the relationship between the NDP and the TWBC plan.
Support	Strongly support protection of Horse Pond, Quaker Burial Ground and the allotments.
Do Not Know	I do not understand the method that has been used to apply this designation to these selected spaces.
Object	Some of the area on the page 45 map is noted as suitable for potential development by twbc or has planning permission already. It is not clear what the last sentence on this page means, Is the ndp overriding the local plan?
Object	This is not doing anything at all - just renaming existing green spaces - what about really creating additional ones
Support	I support all the designated Local Green Spaces, and especially the Ball field. And very much support the preservation of the allotments as well as provision for more.
Support	Lack of green spaces in our parishes at this moment
Support	Brilliant
Support	All of these policies LN7.2 through LN7.13 seek to preserve and enhance our natural environment which is crucial to creating a healthier habitat for humans as well as other species.
Support	Again there is a conflict in the Plan between supporting these green spaces and some appearing as housing sites. Why different colour greens ?
Support	there is a lot of detail on the local green space. some of it is just a small strip of land. Why does this take up 24 pages.
Support	Note 17 above regarding A229
Do Not Know	1) Not sure why Big Side needs to be protected. 2) Think that potentially Ball Field could provide an expansion of Jockey Lane car park (ie town centre

<b>What are your views on Draft Policy LN7.13 Local Green Space Designation? (page 36)</b>	
	parking) with alternate access other than via stone street/high street (obviously would require road access to be built through to Angley Road). 3) Support the rest of the policy on this point.
Do Not Know	I am refraining from commenting on this policy, for personal reasons.
Support	Our green space is really important in my view - the more protected space we can have, the better our environment will be.
Support	Why is the title on the top of p 37 so enormous - I thought it was a new policy area?
Support	Are these spaces already protected? Or is the NDP effectively protecting them? Can it do that? It's unclear in this policy, though either is a great idea!
Support	As previously.
Support	supporting text could mention the great benefit during the 2020 COVID-19 pandemic of local green spaces with such as allotments, Cranbrook Ball Field, the Crane Valley, The Long Field,
Support	Paragraph b) - remove 'significant'. This suggests that some harm is permissible. It is not.

**Please look at the schedule of Local Green Space Designations on pages 37 to 60. Please let us know any comments you have on these spaces, using the site references numbers and names where applicable.**

See 20 above re the addition of the large pond at Bakers Cross.

Both LGS17 Rammell Field and LGS3 Big Side as green spaces, are of unique value. Despite lack of public access they contribute greatly to the feel of the area. They help to frame the town, and their open nature provides an awareness of space, natural light and fresh air which is significant to well-being.

LG63. Big Side. Although this belongs to the school, it should be preserved as a contributory green lung to the surrounding area. LGS5 and 6 Orchard and Copse = it's lovely to visit these areas! LGS7 Ball Field. Must remain unchanged: an essential part of Cranbrook.

The planning team has done an excellent job in identifying some of the most important big and small areas to be preserved around the town. Allotments (LGS1, LGS2) are important assets for the town and should be accorded the protections proposed. It is tragic that Big Side (LGS 3) does not provide greater access for residents, complimentary to the Ball Field. It is tragic that the Big-Side is being considered for development, an unnecessary destruction of a major potential asset and a potentially important contributor to the green spaces for generations to come. The Community Orchard (LGS 5) is a significant feature at the entrance to the town and adds considerable value. The Ball Field (LGS 7) played a most important role in providing rest, recreational and meeting space during the first lock down in spring 2020 - heavily used by the youth as well as more elderly residents. Cranbrook School Pond (LGS 8) a good move to designate this niche environment as a green space, might be good to consider expanding the area to include and protect some of the surrounding watershed. Crane Valley (LGS 9) a really important asset for the town, very heavily used by residents and may need more protection and investment in conservation infrastructure. The riparian buffers are an excellent concept.

<b>Please look at the schedule of Local Green Space Designations on pages 37 to 60. Please let us know any comments you have on these spaces, using the site references numbers and names where applicable.</b>
Site LGS3 - Big Side - I OBJECT to development of this field. It creates a green space and building on it would create ribbon development. Cars emerging onto Waterloo Road would add to an already congested, polluted road.
Congratulations on a well thought out and informative section. Sites identified that I had not heard of either.
I agree with everything that has been included. There are other smaller spaces in Sissinghurst that have been omitted such as the green area in front of Cleavers and between the houses in Broad View - the Broad View space is often used by residents for group activities - also maybe the green in front of Hop Pocket which is used for Christmas trees and is an attractive space in front of that estate.
Some of the area on the page 45 map is noted as suitable for potential development by twbc or has planning permission already. It is not clear what the last sentence on this page means, Is the ndp overriding the local plan?
None thank you
could the Bowls Club be included?
LGS3. I think this should be a LGS. It's a very important space.
Could be more near Sissinghurst School and near Milk House pub
LGS3 should not be built on. Children need as much space for sport as possible.
LGS1&2 - Allotments play an important part in providing residents with a place for healthy physical exercise and a source of nutritious food - good educational opportunities for young and older residents alike. LGS7, 13, 14, 22, 23 all of these public and sports fields need to be protected as they provide space for healthy sports and recreation. LGS4, 11 & 17 are all valuable spaces for school pupils to access healthy physical activity.
LGHS 14 - King George V Field - this should be also protected by the nature that it is a King George V field. Should be used for more activity than just cricket
We would object to building on any of the green spaces. They are all important and must be retained.
Repeat, there are generally and in particular in Goddards Green area where small green areas and margins on the A229 should be protected as Green Space
None
I think Big Side should remain as designated
My husband and I are keen walkers (with dog) and use many of the spaces around the area.
All of these spaces should be kept.
1) Not sure why Big Side needs to be protected. 2) Think that potentially Ball Field could provide an expansion of Jockey Lane car park (ie town centre parking) with alternate access other than via stone street/high street (obviously would require road access to be built through to Angley Road).
I am completely against any development that is either in or near to the AONB.
LGS3 Big Side important. LGS17 Rammell Field important
Possible to create more??
Site LGS7 Map Ref. TQ777362 Cranbrook Ball Field. I Support retention of this important recreational facility of historical importance within an AONB with spectacular views of prominent and important local buildings.

**Please look at the schedule of Local Green Space Designations on pages 37 to 60. Please let us know any comments you have on these spaces, using the site references numbers and names where applicable.**

King George V Field should say 'Sissinghurst' afterwards If some of these tiny spaces are designated important then surely any of the Cranbrook School playing fields could come under this heading too?

Are these spaces already protected? Or is the NDP effectively protecting them? Can it do that? It's unclear in this policy, though either is a great idea!

Yes to preserving the lot.

LGS 17 Support in recognition that Rammell Field is listed as a WW1 memorial to those students who attended Cranbrook School who died in the First World War

There are two omissions that immediately spring to mind: The Museum garden - this is a widely used amenity, which would be severely missed, if it was no longer available. The green space on Frythe Way, opposite the end of Frythe Walk, along with many other small green spaces on the estate providing recreational areas for the residents.

LGS3 and LGS17 too restrictive

These have to be prioritised not randomly listed, but in a separate annex. Most important → least important and low to high degree of risk to them (size/access/visibility/neighbour links 7.3/existing construction site). Those that are impossible to build on (i.e. protected) – cemeteries – verges, Parish Allotments, Ball Field should be in a separate annex.

Big Side playing fields should be retained. Green space is essential linking land to east and west. Useful corridor for wildlife. All other green spaces identified should be retained without exception. Site LGS15 the Long Field – all the field should be included west of the footpath from Quaker Lane south to the Primary School – very important. All owned by KCC. Part of the field has been excluded from shading.

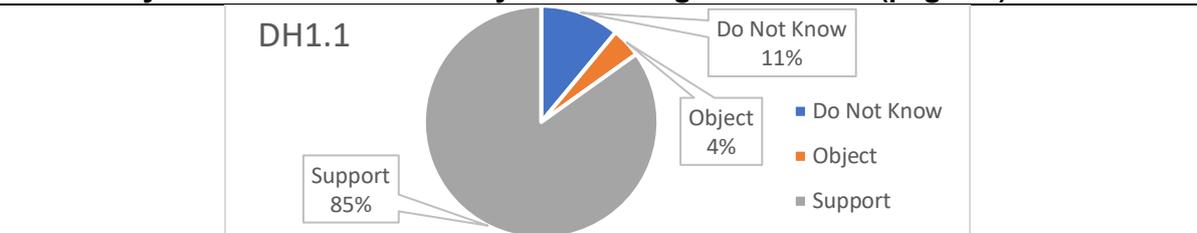
LGS11 (High Weald Academy Field).

This is adjacent to Angley Woods which provide a setting down one side.

Do you need to designate Angley Woods?

Jaeger's Field along Angley Road provides an important Green Space/gap along this road.

**What are your views on Draft Policy DH1.1 Design Guidance? (page 63)**



Support New buildings that are outstanding in their external appearance, as well as in their construction and functionality, and that follow all guidance and supporting text in this policy, will be the valued heritage for future generations.

Support Strongly agree on all points. Another well thought out section. Although as said throughout the document some areas defined for development are not suitable in my opinion.

Support We would like to see more traditional street patterns in Sissinghurst and no more curly-wurly estates which are basically complicated cul-de-sacs,

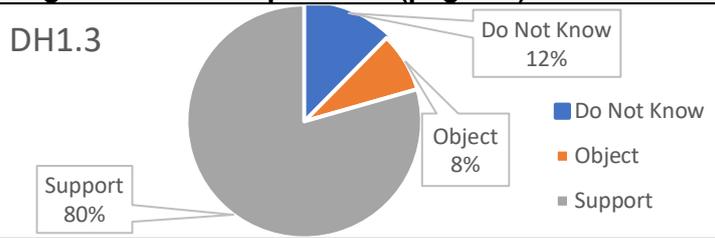
<b>What are your views on Draft Policy DH1.1 Design Guidance? (page 63)</b>	
	encouraging residents to write PRIVATE ROAD across the entrances - not good for the community spirit. Para 4.4 Strongly support that applicants for large builds should closely liaise with the community at all stages. Para 4.5 Applicants should comply with the Eco Design Guide. Shouldn't this be MUST comply?
Support	Especially important are the requirements for energy efficient homes and original design around open spaces
Support	A lot of residents are very emotionally attached to the town and villages in the parish, and anything that detracts from the aesthetics here will have detrimental affects on people's happiness.
Support	As the Conservation Committee we have comments on this whole section. Firstly, we suggest Ch heading should be switched to Heritage and Design and cover Heritage first, as also recommended by the History Society. 4.1 This para should be strengthened as it downplays Cranbrook's importance. Suggest additional sentence at end of para to read 'St Dunstans Church, the cathedral of the Weald and the fine eighteenth century buildings which form the core of Cranbrook School, demonstrate the wealth and status of the town historically. 4.2 This para also needs to be strengthened as it makes Cranbrook sound like an insignificant agricultural town. Suggest removal of the sentences after 'Victorian architecture'. and insertion of the following sentences: Notable Arts and Crafts architects such as Norman Shaw and William Neve designed buildings in the town and surrounding area. Unique and innovatory buildings like the Providence Chapel reflect the many non conformist sects that have flourished here. There was also an important artistic community in the nineteenth and twentieth century which made its mark on the fabric of the town. The comparative isolation of Cranbrook meant it was always much more than just a small town serving its rural and agricultural hinterland. The following policies focus on the built up areas of Cranbrook. Wilsely and Sissinghurst and particularly the Conservation Areas at their heart. Reinstate last sentence 'The rural heritage .... Under Policy Aims P 61 suggest first and second bullet swapped around. Also delete 'revitalise' from bullet 4 as it implies Cranbrook is dead which it is not. In last bullet add after 'fit for the future' "and respects the context in which it sits`".
Support	All new housing development should have as a minimum: Broadband Fibre FTTH connectivity; Rain Water management (ie waterbutts); sufficient indoor space to allow Working From Home. This should also be enforced retrospectively to outline planning permission already given to planned developments.
Support	4.4 Developers use the various Design Guides as box ticking exercises that provide support for their proposals in Design and Access Statements and they will argue that they are providing these standards already. They are careful to make sure that some detailing meets the design criteria but in general it is misapplied and has no rigour. Both Brick Kiln Farm and Turnden have proposed interpretations of agricultural buildings - a truncated oast form, barns that have no architectural merit to aid place-making. Volume builders are still delivering mediocre and low-quality developments of outmoded house typologies and built of factory made artificial materials. We

<b>What are your views on Draft Policy DH1.1 Design Guidance? (page 63)</b>	
	need to strengthen our position at the earliest stage of public engagement to ensure design and energy standards are scrutinised and achieved.
Support	Any new buildings should be designed to fit in sympathetically with the surrounding area
Do Not Know	I'm not an expert in this field.
Support	Especially the High Weald AONB Design Guide.
Object	You are giving yourselves too much work unnecessarily, if you aim to produce your own Design Guide. The Kent Design Guide, the High Weald, and coming very soon HMG's own design guide, informed by the 'Building Beautiful Commission ', will all be available and are excellent.
Support	Kent Design Guide its referenced but no electronic link in footer . Electronic link is available in footer on page 82 Policy AM4.1 High Weald AONB Design Guidance (2019) - should read High Weald AONB Housing Design Guide (2019) Policy Supporting text 4.5 could add: In recognition of the global climate emergency and to address TWBC motion passed July 2019 to make the Borough carbon neutral target date by 2030, the Parish Council wishes...
Support	Amend policy wording to ensure that the Design Guides are the latest. Reference the Appendix?
Support	Working with the community is essential – how do we get the developer to “Action” what we say? The Eco-Design Guidances are to be promoted.

<b>What are your views on Draft Policy DH1.2 The Design of New Buildings Within, or Adjacent to, Conservation Areas (page 64)</b>									
	<p style="text-align: center;">DH1.2</p> <table border="1"> <caption>Survey Results for DH1.2</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>86%</td> </tr> <tr> <td>Do Not Know</td> <td>8%</td> </tr> <tr> <td>Object</td> <td>6%</td> </tr> </tbody> </table>	Response	Percentage	Support	86%	Do Not Know	8%	Object	6%
Response	Percentage								
Support	86%								
Do Not Know	8%								
Object	6%								
Support	The success of new buildings will depend on each being designed for its precise location. What is important is that all buildings should sit harmoniously together. To a great extent that will depend less on whether new builds are innovative in design or copying from existing styles and features than on the quality, type and colour of materials used. “Adjacent to the Conservation Areas”™ should be extended to the vistas on their approach.								
Support	Vital to preserve the character of the town and the plans vision and objectives.								
Support	Conservation area proximity should not be a bar to sensible new housing.								
Support	Strongly agree on all points. Another well thought out section. Although as said throughout the document some areas defined for development are not suitable in my opinion.								
Support	Para 4. I support the encouragement of innovative design Paras 4.8/4.9 The previous 70 years has indeed produced some pattern book housing - however this has now mellowed into the built environment and I don't think it should be allowed to deteriorate into a mix of styles. Example - recent reroofing of one								

<b>What are your views on Draft Policy DH1.2 The Design of New Buildings Within, or Adjacent to, Conservation Areas (page 64)</b>	
	building by Town & Country at Broad View Sissinghurst has used the 'wrong' roof tiles for the estate - what happens when they retile just half of a semi-detached house? At Milkhouse Cottages barge boards have been installed on a house where these do not exist on the rest of the estate.
Support	The CCAAC supports modern design, where appropriate but it needs to be in sympathy with our inherited Wealden architecture.
Support	Design must reflect green open space and avoid developers target densities
Support	See Q.22 but all without affecting the conservation area visually
Support	I think 4.6 policy is commendable but we know through our objections to Brick Kiln Farm and Turnden that despite highlighting these failures (repetitive house types etc) the planners are supportive of the house typologies and design quality. There is a lot of mitigation with regard to the conservation areas in applications and terms such as 'conserve' and 'enhance' are not supported with rigour. The earlier 'modern' developments in Cranbrook have blighted the town and its conservation areas, we do not want a repetition of this failure.
Support	As above
Support	Very important
Support	Policy DH1.2(a) should begin by referring to new buildings within or in the setting of (not "abutting" the Conservation Areas.
Support	Development is needed, however it should be in keeping with the area and should not be an 'eye sore'! It should mould into where it sits and work alongside its neighbours.
Support	I strongly support the desire to refuse permission to development that would rise above the roofline of existing buildings or would contrast negatively with existing roofscapes. Cranbrook manifests fine medieval roofs/roofscapes which should never be obscured from various vantage points round the town. I am sure that TWBC had a policy that would protect the view of the medieval roofscape, particularly as one views the Windmill from the Co-op car park. Perhaps you should check if it is still extant. It ought to be and if so will reinforce your own policy.
Support	I agree with the pattern book comment. Is there any thought of applying such principles to flats for small households?
Support	The Conservation Area Appraisals are already a "Supplementary Planning Document" – please ensure these are <u>not</u> "dropped". N.B. – What does "vernacular" (page 63) mean? Could it be put in the Glossary?
Object	I am very much against any new development, especially the larger plan south of Cranbrook at Brick Kiln, with over 300 homes. 1. Cranbrook is an Historic town, which has narrow roads (Stone Street) and the High Street, Stone Street are already congested with traffic (plus pollution) at certain times of the day, which includes roads beyond the centre with (potentially) 2 cars/vehicles per house on the proposed new development, the situation will be disastrous. 2. What attention (surveys etc) has been done with regard to SCHOOL (at over 800 Cranbrook School is already over subscribed). DOCTORS SURGERIES and other amenities and infrastructure to cope with a far bigger population.

**What are your views on Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments? (page 65)**



Do Not Know	I find it very difficult to get clarity on these documents and the relation to the AONB requirements and the conservation need for Cranbrook, the country and the European wide importance of Cranbrook within the AONB. Community must be included and preservation of the AONB and the character is key for future generations.
Do Not Know	Large scale developments should not be supported whilst there are an abundance of smaller development sites available to meet the demand. Where large scale development cannot be avoided community involvement as defined in the draft policy is a must.
Support	Largely support these views but in my experience developers push boundaries and just pay lip service to the local community. Tougher measures and controls must be put in place to ensure developer compliance and full consideration of residents views.
Support	In particular, I support the Ecodesign guide,
Support	I think it's very important to preserve the community's right to be consulted as this aides resident's sense of self-worth.
Object	While small scale development is appropriate -with all the provisos listed - we do not support large scale development.
Object	There are a lot of "should", which means its optional. Developers must seek to engage, evolve that plans and adhere to design codes
Object	4. I am very concerned that the NDP does not oppose large scale developments, despite repeated feedback from parishioners. A large scale development in the parish would contravene objective 2 to: Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife. Change 4. Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments a) Proposals for large scale housing developments will not be supported. b) Applications on strategic sites may be considered if they adhere to the place-shaping principles and design guidance in the National Design Guide (2019), the Kent Design Guide, the High Weald AONB Design Guidance (2019) and the Parish Council's Eco-Design Guide. c) Developers proposing large scale developments must first engage with the community at an early in the design process, through collaborative participatory approaches such as co-design of master plans, workshops, and other engagement methods. Where there is no local support for a large scale development the plans must be dropped. c) Where there is local support for a large scale development, developers must evolve their plans in consultation with community aspirations. d) Where there is local support for a large scale development, developers must adhere to design codes written by the community. Policy Supporting Text 4.8 Large scale developments

<b>What are your views on Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments? (page 65)</b>	
	require considerable investments in infrastructure and should not be considered except where there is excess unproductive land and strong demand for local housing and economic investment.
Support	Be realistic in the need for vehicle off road parking
Support	See Q.22
Support	There is not one exemplary large housing development in TWBC. Why aren't these developments subject to the rigorous critique that Paragraph 79 houses are? In writing our own design codes perhaps we need the added support of local chartered architects and a local design review panel to be involved, to critique and advise. Early public engagement is key and this has not been achieved. The community is invited after pre-app meetings have taken place between the developers and planners where much has already been decided, particularly with the volume housebuilders. The NPPF advocates that all local authorities and developers have access to appropriate design review arrangements but I'm not sure this happens. A key objective of the High Weald AONB is to promote small scale, Passivhaus and innovative design of the highest quality. The policy is positive but will it be observed?
Support	'Developments over the past seven decades have not followed the model of organic growth nor paid any regards to heritage. Mass housing estates of often low quality and poor architectural merit have been permitted in response to a growing population' The above should not be allowed in future.
Support	Local community involvement is very important
Support	The early engagement with the community of potential developers is vital.
Object	With Brick kiln being built I do not see a need for more large scale development. Many small developments, infilling etc should supply the housing needs of local people.
Support	I consider that no large developments should take place within the High Weald AONB or its setting.
Support	I support a and b, however c and d would limit the speed of how developers can proceed and design codes written by the community may not leave much scope as it may be too narrow and specific.
Support	4.9 Perhaps end the sentence with 'this should not be permitted'
Support	Though I support the policy I have to wonder how much of this is enforceable? Also, does there need to be a definition here of 'community'? Is it the Parish Council? The NDP? Residents who live on the same road?
Do Not Know	The problem with ongoing community engagement is that it falls to just a tiny number of volunteers, so that the real 'community' as such is hardly involved at all. This is because so many ordinary people are frenetically busy just making ends meet earning a living. Once you have one or several design guides that should be enough for builders to know just what you are expecting.
Support	I agree with limiting sprawl.
Support	Could this policy supersede DH1.1 and incorporate DH1.1 supporting text? Kent Design Guide its referenced but no electronic link in footer . Electronic link is available in footer on page 82 Policy AM4.1 High Weald AONB Design

**What are your views on Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments? (page 65)**

	Guidance (2019) - should read High Weald AONB Housing Design Guide (2019) for standardisation in Plan Definition of Large, Medium and small scale developments was in the 2019 version of this plan. Has it been removed for a reason? The inspector appointed by the Secretary of State to reside over the Hartenoak Rd development quotes 'Policy HD1a of the recently made and modified Hawkhurst Parish Council Neighbourhood Plan (NP), prioritises smaller scale developments within the village, while Policy HD1b states that larger development of 10 or more houses will only be supported if it can be demonstrated that there are exceptional circumstances, as prescribed by the Framework, and if it can be demonstrated that their impact on the sensitive AONB landscape setting and the considerable environmental constraints of Hawkhurst can be effectively mitigated. The NP forms a part of the Development Plan for the area.' when assessing 'Effect on the AONB'
Support	Is para a) necessary, or is it simply a repeat of Policy DH1.1? Check para b), the wording seems incomplete. Para d) seems to be another repeat, and does not need to be stated. Para 4.9 do we need to reference the proposed changes to planning regulations?
Support	Engagement with community – YES Do not be too prescriptive, or developers won't listen

**What are your views on Draft Policy DH1.4 Making Efficient Use of Land Through Appropriate Densities? (page 66)**

	<p>DH1.4</p> <p>A pie chart titled 'DH1.4' showing the distribution of responses. The largest slice is grey, representing 'Support' at 71%. A smaller blue slice represents 'Do Not Know' at 17%. The smallest slice is orange, representing 'Object' at 12%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'. Callout boxes point from each slice to its respective label and percentage.</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>71%</td> </tr> <tr> <td>Do Not Know</td> <td>17%</td> </tr> <tr> <td>Object</td> <td>12%</td> </tr> </tbody> </table>	Response	Percentage	Support	71%	Do Not Know	17%	Object	12%
Response	Percentage								
Support	71%								
Do Not Know	17%								
Object	12%								
Support	I support with the proviso that increasing the density of housing should not create an urban sprawl but maintain green spaces in the area being developed. New housing estates (particularly those of more affordable housing) are too often built to a higher level of density than comparable private housing estates and this is not acceptable. We should maintain a high level of green spaces and space for carparking and pedestrians on all housing estates. Housing that provide tiny and virtually unusable private gardens should be rejected.								
Support	Not sure if this is the right section but my feeling is that high density housing as in terraced properties is a good thing. Many people do not want large gardens, Being close to others is good for community and it helps to reduce the spread of housing further into the countryside.								
Support	There are places in the parish that are suited to well-designed higher density development, however access to natural light and to outside space are vital for health and well-being, and lessons should be learnt from high density developments in other areas that have failed due to these aspects not being given high enough priority.								

<b>What are your views on Draft Policy DH1.4 Making Efficient Use of Land Through Appropriate Densities? (page 66)</b>	
Do Not Know	I support this policy although where the principles are applied to sites adjacent to outlying settlements then it should be more prescriptive in terms of specifying density and proportion. Use of the policy within the main settlements to reduce the impact on greenfield sites for instance seems entirely sensible.
Object	The density will need in part to be driven by how many houses need to be provided.
Object	While efficient use of land is important it doesn't work for all areas of land. Say for example, a housing estate pops up in a field between old large settlements it will stick out like a sore thumb and contrary to preserving character and heritage. It may tick the box on efficient use but not on design. I like reference to affordable housing which is important. I understand the density issue but it has to be in the 'right area'.
Object	There is no mention of preventing development outside the LDB in this policy; this needs to be included. In fact, as it is written, clause a) is "expecting" higher density developments in greenfield sites adjacent to village and town centres. This runs contrary to other policies and strategic priorities expressed in the plan, including the key objective to "Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife". While there is an argument to expect development on brownfield sites adjacent to the town centre there is no rationale to encourage development on greenfield sites in this way. I welcome the point made in clause c) that in locations outside the main settlement centres the density should reflect the character of the existing built form as well as the availability and capacity of infrastructure and services. However, it is not obvious what you mean by "density should reflect the character". This should be made clearer - for example the density "should not exceed 10% of the existing built form". At the very least the word "character" should be replaced with "existing density".
Support	Agree with this policy however - social interaction is indeed at the heart of a good community but the proliferation of cul-de-sacs does not allow for conversations between passing groups of different people. It creates enclaves and divisions. We need to influence the design of these high-density settlements back to a traditional street pattern where people can pass through and on to other areas of the town and village.
Object	There is no mention of preventing development outside the LDB in this policy; this needs to be included. In fact, as it is written, clause a) is "expecting" higher density developments in greenfield sites adjacent to village and town centres. This runs contrary to other policies and strategic priorities expressed in the plan, including the key objective to "Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife". While there is an argument to expect development on brownfield sites adjacent to the town centre there is no rationale to encourage development on greenfield sites in this way. I welcome the point made in clause c) that in locations outside the main settlement centres the density should reflect the character of the existing built form as well as the availability and capacity of infrastructure and services. However, I feel this should be more specific " for example the density "should not exceed 10%

<b>What are your views on Draft Policy DH1.4 Making Efficient Use of Land Through Appropriate Densities? (page 66)</b>	
	of the existing built formâ€™. At the very least the word â€™characterâ€™ should be replaced with â€™existing densityâ€™.
Object	Why include the statement â€™greenfield sites.....developments will be expectedâ€™ this is at odds with strategic objectives to preserve the character, environment and biodiversity. Clause c makes the entirely valid point that density should be in line with capacity of infrastructure and services. However the word â€™characterâ€™ of existing build form is too woolly and should be specific about what additional density should be allowed compared to the existing build form/ density.
Support	Especially for affordable housing, but also for first homes, higher density (but only if really well designed) would be good. Innovation here would be welcome.
Support	I think higher density is definitely preferable as it will help to build a stronger sense of community which is lacking in dispersed areas, the ability to walk to shops, schools etc are also highly beneficial.
Support	Sissinghurst historically is made up of densely packed housing in a small area and any future development should have the same. There should also be housing for elderly and disabled people near to the centre of the village Smaller and more densely built developments are more likely to have more affordable homes which are essential for the Parish.
Object	We do not support the building of high density building on greenfield sites.
Support	Outside of town centre be aware of density "creep"
Support	(c) of the Policy DH1.4 is particularly important
Support	Yes - truly affordable housing is needed.
Support	Policy DH1.4 Higher density as an objective should not be confined to developments â€™in villages and town centresâ€™. It is equally appropriate for farmstead developments, for example. The most efficient use of land for development is desirable throughout the Parish. Paragraph (b) is not understood.
Support	We should expect good standards, however this may pus 'affordable housing' above what affordable really is for the first time buyers and younger population.
Object	I think sometimes there is a need for higher density of dwelling than historically present, times change and the land previously used for agriculture could be used for housing
Support	Supportive but, as previously, does there need to be more definitions of what some of the terms actually mean? A developer may think their design is 'innovative' just because it includes a charging point for electric vehicles, but what does the NDP expect 'innovative' to be?
Support	Currently in rural areas the densities are 30 per hectare. This is current TWBC policy. Given the close packed nature of the urban centre of the town should you not specify a higher density you wish to see, such as 50ph. REcently at an Urban DEsign webinar at UCL, the creator of CReate Streets, Boyes Smith, recommended 56ph.
Support	Para b) - should there be a footnote for the AECOM HNA? Is there a possibility that it may be seen that affordable = social housing? Might we lose the Plan if we encourage too much social housing in the Parish?

**What are your views on Draft Policy DH1.4 Making Efficient Use of Land Through Appropriate Densities? (page 66)**

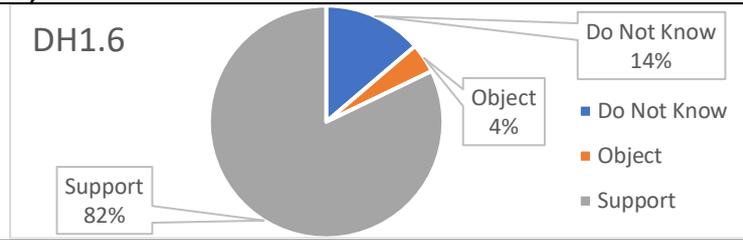
Do Not Know	Concern about possible harm to buildings in conservation areas
Do Not Know	“Affordable Housing” of 50% - Cranbrook already has a very high % of Social Rented Housing. Higher levels risk the town being the recipient of high numbers of disadvantaged families from out of the area being settled in an area with few jobs, poor infrastructure in a rural area where they have no experience of living.
Support	Affordable housing needs own garden space and own parking. Unreasonable high density causes other problems, e.g. noise, fire risk.
Do Not Know	Do people want to be crammed together? Even if they do not want big gardens.

**What are your views on Draft Policy DH1.5 Avoidance of Light Pollution? (page 67)**

<p style="text-align: center;">DH1.5</p> <p>A pie chart titled 'DH1.5' showing the distribution of responses to Draft Policy DH1.5. The chart is divided into three segments: a large grey segment for 'Support' at 82%, a blue segment for 'Do Not Know' at 12%, and a small orange segment for 'Object' at 6%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	Maybe people can be discouraged from having external lighting on all night, why do they do it?
Support	Dark skies are not only important to health and biodiversity, but the efforts taken to preserve them can also have a significant impact on energy consumption. The current levels of Dark Skies in the parish should be significantly improved. The standard of artificial lighting, where necessary or desirable, should exceed basic regulations and comply with the best and most up-to-date practice.
Support	Well thought out section. Agree.
Support	I strongly support this policy but it is a losing battle. The bright street lighting outside the school in Sissinghurst is constantly on - excessive lighting has been installed in Bramling Gardens and many new residents, maybe moving out of towns, are installing lighting all around their houses which is on constantly all evening and most of the night in some cases.
Support	Very important
Support	At present, there is far too much light pollution generally. this needs addressing urgently.
Support	1.All street lights in the Parish should be automatically turned off by 11.30pm; 2.There should be no increase in the current number of street lights; 3.Any new housing development should have bollard or low-level luminaires; 4.LED lighting should use warm-white illumination - not the hard cold white illumination. Highways tend to insist on "Urban" lighting. Totally unsuitable for small rural towns and villages. This nannyng disguised as "safety" should not be tolerated in our parish.
Do Not Know	On the one hand I support the avoidance of light pollution but if we are to encourage walking it is only safe if paths are well lit. When we moved to Cranbrook 32 years ago we found the magnificent dark skies such a thrill but

<b>What are your views on Draft Policy DH1.5 Avoidance of Light Pollution? (page 67)</b>	
	now they are utterly destroyed but the lights from Benenden school tennis courts until 10 pm.
Support	I like to star gaze so anything that assists in reducing light pollution is a great thing in my opinion.
Support	need to ensure new developments have no street lighting and that neighbouring villages reduce light pollution. Benenden school and sports field are extremely visible from Sissinghurst. Need to review lighting in current settlements in Sissinghurst and Crnbrook to reduce light use in these areas too.
Support	We challenge the need for a pedestrian crossing in Sissinghurst with the additional lighting this would entail as it could have an impact on light pollution as well as breaking up the open feeling of The Street. The current low level of lighting in Sissinghurst is to be welcomed New developments should have low level lighting (eg on bollards or walls)rather than tall standards to support this policy
Object	There are a lot of "should", which means its optional. why isn't it a must?
Support	We often comment on being able to see the stars on a clear night. This is important for nature (and very nice for us!)
Support	Sissinghurst as a village needs minimum lighting. New Residents should get used to using torches ! We need to see the wonderful night-sky of stars !
Do Not Know	There is not sufficient lighting on some streets currently, making it not only uninviting to walk when it is dark, but also quite dangerous (very difficult when driving to see pedestrians walking/ crossing the street). More should be done to ensure lighting is sufficient to enable people to be safe.
Object	The position of development needs to be considered. ie development on a ridge or hill top should be avoided.
Do Not Know	Agree to some extent, but light makes for a safer environment in built up areas. I partly agree with part-night lighting, however as a local firefighter, running from my home to the fire station after midnight brings some dangers as I can't see where I am going!!
Support	The dark sky at night around Cranbrook and the Area of Outstanding Natural Beauty needs to be protected. Low level lighting is essential to prevent over pollution of the sky together with less lights per metre, so present and future residents can continue to benefit from the dark sky at night and seeing the stars.
Support	I trust some consideration will be given to pedestrian human safety!
Support	Developers should be made to change lighting that is installed but does not meet this criteria when used.
Support	Important street lights are angled down to street and do not light up adjacent gardens.
Support	We live in a rural setting (the countryside) and people should not expect urban levels of lighting

**What are your views on Draft Policy DH1.6 Protect & Enhance the Historic Public Realm? (page 69)**



Support	In relation to DH1.6 paragraph a; this paragraph, as it stands, could provide a very dangerous loophole to developers. The second sentence should end after the word "permitted". Any very great need by the community in the future should be addressed as part of the ongoing reviews within the NDP process.
Support	Support the views. Important to learn from mistakes in the past but with one eye on the future too.
Support	I strongly support keeping yellow lines out of Sissinghurst. Are we in any way able to influence the road repair programme so that councils stop the practice of constantly raising road levels every time they carry out a repair. The road height has increased by several inches since the 1960s both in The Street, Sissinghurst and on parts of the Common.. This makes it hard for some residents to get out of their properties safely - e.g. Saunders Farm on Rocks Hill - as well as creating more run-off of water.
Support	Again, the public realm is an essential feature of this community and something we are very proud of, anything that detracts from this would cause undue anxiety.
Support	4.16 The TWBC Conservation Officer's comments regarding the use of artificial materials seem to have little effect on the outcome of proposed developments. The volume housebuilders respond with arguments about costs, build speed, longevity etc. but the factory uniformity of the materials has a detrimental effect and dilutes the architectural distinctiveness of the Conservation Areas.
Support	High close-boarded fencing facing the public highway should not be permitted unless it has a native species of hedge planted and maintained in front of it
Support	Exceptionally important in Cranbrook Conservation Area.
Object	I feel the point. C. Should be applied to all developments
Support	Support but, again, some very broad language used that could be open to interpretation.
Do Not Know	You mention 'substantial community benefit' as a reason to allow damage to the historic fabric of the town. But you have not defined what you mean by this expression. We all know that for the officers that phrase means just one thing---more houses for which the AONB will be sacrificed every time. Why do you not stop after 'not be permitted.'? I would like to suggest that you do not give a concession. Cranbrook is worth it, surely. Would you, for example, allow half a dozen buildings on the south side of Stone St to be demolished to create a disabled car park for the community centre, as was suggested by a worthy for the town? Another suggested one side of Stone St should be pulled down to widen the road and therefore make it less dangerous. Do

**What are your views on Draft Policy DH1.6 Protect & Enhance the Historic Public Realm? (page 69)**

	<p>ideas like these qualify as 'substantial community benefit'? They probably do, but would you endorse them? where would you stop? Next point:---how do you define 'exceptional quality' or 'highest quality of design'? Can you recognise that when you see it, can the officers? Do you have criteria that enable you to detect it. There is frequent reference to phrases of this nature that will harm the 'protection of the Historic public realm'. I would challenge this failure to protect the historic fabric, as it is the main aspect that brings visitors to the town and helps boost the town's economy. With an eroded historic centre most of Cranbrook's attractions disappear. It is vital you spell out what you would include in a definition of 'exceptional' or 'quality' . To protect what is left of the historic public realm, I would suggest that ' the NDP will reinstate the historic integrity of the town centre/public realm where insensitive development was committed at an earlier period.' This is supported by English Heritage in one of their Conservation Bulletins in 2009, in which they promoted 'scholarly replicas' where the historic integrity of an area ( street, square, etc) had been destroyed and was at stake in redevelopment. I am of course thinking of the inappropriate 1960s Alldays and the Post Office/Opticians, when they eventually come up for redevelopment. It is important to have a policy ready for that. I am acquainted with an architect who designs modernist buildings but who agrees that the old Bull Inn on the Engineering site should be rebuilt as it was before the petrol station destroyed it. That one site wrecks the integrity of the whole of Stone St. There is nothing new or eccentric in such ideas, as the Germans and the Poles do it all the time. Dresden was largely destroyed by the RAF in the War, but has been restored to the beautiful baroque city centre it was before the firestorm. The historic centre of Warsaw was razed to the ground by the retreating Nazis and since the end of the War has been rebuilt as it was prior to the War.</p>
Support	It will be a long time before the mini Co-op & the sorting office in Cranbrook High Street can be reconstructed!
Support	Policy Supporting Text 4.16 High Weald AONB Design Guide (2019) - should read High Weald AONB Housing Design Guide (2019) for standardisation in Plan

**What are your views on Draft Policy DH1.7 Creation of a New Town Square for Cranbrook? (page 70)**

	<p>DH1.7</p> <p>A pie chart titled 'DH1.7' showing the distribution of responses to the question 'What are your views on Draft Policy DH1.7 Creation of a New Town Square for Cranbrook?'. The chart is divided into three segments: a large grey segment for 'Support' at 67%, a blue segment for 'Do Not Know' at 19%, and an orange segment for 'Object' at 14%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'. Callout boxes point to each segment with their respective labels and percentages.</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>67%</td> </tr> <tr> <td>Do Not Know</td> <td>19%</td> </tr> <tr> <td>Object</td> <td>14%</td> </tr> </tbody> </table>	Response	Percentage	Support	67%	Do Not Know	19%	Object	14%
Response	Percentage								
Support	67%								
Do Not Know	19%								
Object	14%								
Object	Personally I am not sure it is either needed or respects the historic identity.								
Support	I think this policy should have a very high priority. One of the problems in Cranbrook is a lack of a public space for people to gather whether it be with								

<b>What are your views on Draft Policy DH1.7 Creation of a New Town Square for Cranbrook? (page 70)</b>	
	friends, a group of tourists, an outdoor market or just to relax and watch the world go by. It is more difficult to feel lonely if people can be part of the street scene.
Support	Is it too late to claim back the old Cranbrook engineering yard? We certainly don't need/want more shops unless we can fill the existing ones.
Support	Perhaps "town square"™ is an inappropriate name, raising expectations beyond what is possible. However, a really good outdoor public space, where a market could be held, might be a great asset, and fit with the history of the town. A well-designed, carefully sited and safe area, where people could meet friends, or just sit to watch the world go by, might also help to combat the loneliness felt by many.
Support	Sounds great if planned with care!
Do Not Know	I neither support nor oppose this policy. I do not want to comment on what the people of Cranbrook would like.
Support	This would enable local events and activities to have a focus in a safe way without need to close the High Street for some events.
Do Not Know	How will it be a welcoming area when it is not being used for its primary function?
Support	I would have hoped that this could have been on Wilkes field but the plan for 12 houses makes this unlikely.
Do Not Know	I think that the area near the church is sufficient. A new Town Square sounds attractive, but at what cost?!
Do Not Know	Essential that bus services are able to continue without causing problems in Stone Street and Waterloo Road
Object	It is a fanciful idea . The parking situation is dire in Cranbrook. Two or three more additional seats near the market cross would give people the opportunity to sit in a sunny spot with the wonderful view of the high street. Lower Marsh in London has some very attractive seating . Those who have walked or cycled into town could rest before venturing home.
Support	I believe this would enhance our sense of community and be beneficial to tackling social isolation which is prevalent in rural communities these days and can have very negative effects on people's mental health.
Object	Where would this be? This needs to be very carefully considered especially if it involved damage to existing heritage buildings in the centre of the town. The by pass already enables the closing off of the High Street and Stone Street for Apple festivals and the like and there is space around the Church steps already used by stalls. Is this not sufficient ? The only exception to this would be if the site next to the George was not developed and became a public open space. As many remember this was well used by the Italian cafe opposite and its aspect made it a pleasant, sunny place to sit and have a coffee. Perhaps the NP should negotiate or use CIL funds to purchase this site
Support	Could possibly be incorporated into the new Community Centre proposal.
Support	I agree in principle, but my final view would be dictated by its location

<b>What are your views on Draft Policy DH1.7 Creation of a New Town Square for Cranbrook? (page 70)</b>	
Do Not Know	Is this financially viable?
Support	Great idea. The area in Stone Street used as an outdoor cafe, demonstrated how areas in the Town can be vibrant & inviting to the local community & visitors. this has a positive impact on the Town as a whole.
Support	The Town needs to create an area that is a focus point. In a historical context, we should be looking to reinvent Cranbrook as a modern market town.
Support	But please not outdoor music events!
Object	Impossible to construct without losing Cranbrook's historic heart.
Support	Policy DH1.7 The idea of a new town square emerged early in the formulation of the Plan. It is a shame that a potential location has yet to be identified. In reality, it could only be situated in the vicinity of the hoped-for new community centre.
Object	I don't think it would be used to its fullest extent and that space may be better used elsewhere.
Object	I am uncertain about this, unless it can be given certain outstanding features, that make it a draw, such as a fountain in the centre, as in all Italian town centres, or a rill through the centre as in Frome in Somerset, where a tiny stream has been uncovered and flows through the middle of a busy narrow lane with lots of shops. It is a great focus for toddlers and little children to bestride the 'raging river'!! At one stage one of the TWBC officers, an architect by training, suggested opening up the crane brook, so that it could be visible, which would in effect make a feature of it.
Do Not Know	I would be more positive if I had a better notion of where the "town square" might go. Too much traffic goes through Cranbrook for me to envisage this clearly.
Object	I do not believe this policy is feasible, certainly not without identifying a site.
Object	It will divide the town, we manage now with temporary closure of High Street for say Apple Fair or similar event.
Support	Yes; but this should be developed in <u>Stone Street</u> , where there already is an open space in the centre of the town. I am against losing this space with the development plan, and bringing the buildings forward to link up with shops etc on either side.

<b>What are your views on Draft Policy DH1.8 Protection of Key Views? (page 71)</b>									
<p style="text-align: center;">DH1.8</p> <p>A pie chart titled 'DH1.8' showing the distribution of responses to Draft Policy DH1.8. The chart is divided into three segments: a large grey segment for 'Support' at 86%, a small blue segment for 'Do Not Know' at 7%, and a small orange segment for 'Object' at 7%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>86%</td> </tr> <tr> <td>Do Not Know</td> <td>7%</td> </tr> <tr> <td>Object</td> <td>7%</td> </tr> </tbody> </table>		View	Percentage	Support	86%	Do Not Know	7%	Object	7%
View	Percentage								
Support	86%								
Do Not Know	7%								
Object	7%								
Support	The number of key views should extend to roads leading into Cranbrook and Sissinghurst and the surrounding area and not just within the town.								
Support	Protection of key views, as detailed in DH1.8 should extend to the peripheral areas of each of them. There should be tighter regulation on the materials used								

<b>What are your views on Draft Policy DH1.8 Protection of Key Views? (page 71)</b>	
	for new buildings, especially the roofs, where colour in particular can have a huge negative impact.
Support	Extremely important. The views make the Parish beautiful.
Support	Vitally important provision. Please make sure this area in the plan is watertight to avoid ambiguity from potential developers interpreting in their favour. No grey areas please.
Support	Para 4.18 I would include the view along the public footpath behind the South side of The Street in Sissinghurst which goes towards Buckhurst. This view looks across Lake Chad and beyond. I also think it is important to consider the views FROM certain points, for example from these fields back towards the village. A recent building proposal was for houses which would tower above the footpath, creating a great view for the householders but impacting negatively on the view from Chad Lake back towards the village.
Support	Sissinghurst: This should also include the traditional orchards.
Support	Providence Chapel should be disregarded as costs of restoration would deprive the Parish of well-needed funds for other essential projects
Support	Very important. Both for distant views, views over ponds with reflections, and the obvious ones from the coop to the windmill , the distant glimpse of StDunstan's and significant trees or landscape views.
Support	Ref (9) says views can be seen on NDP website but couldn't find it. However, ref (11) on the next page has a link which then goes to the views. If people read a hard copy of the report then the link will not work. I think the views to be protected should be within the document to make it easier to see.
Support	Might want to say 'irregular and historic roofscape' rather than medieval for both C and S
Object	Why is there nothing about the hamlet view been protected?
Support	A really important policy contributing to the sense of rurality and agricultural heritage of Cranbrook and Sissinghurst.
Support	Important that the windmill etc. can be seen.
Support	Oast houses with cowls should be added to the lists at b). St George's Institute in Sissinghurst should also be added as "tin-tabernacle" structures are becoming increasingly rare.
Object	Great idea. Dangerous route to go down as to what are key views.
Support	It keeps a sense of history here too
Object	The view of Providence chapel as is, covered by scaffolding, is not a view that needs to be kept.
Support	Views over Collins' Orchards could be added to the Sissinghurst list. Householders in the Bramling Gardens development might agree.
Support	Protection of Key Views Map and Photos still to be embedded in Plan. Would it be possible to create Features and facilities Maps showing location of relevant heritage buildings, features and facilities with Cranbrook and Sissinghurst as created by Feria for Lewes NP pg 20. ( photos required)
Support	Remove Providence Chapel – it's an eyeso
Support	The secrets of Cranbrook should not be hidden

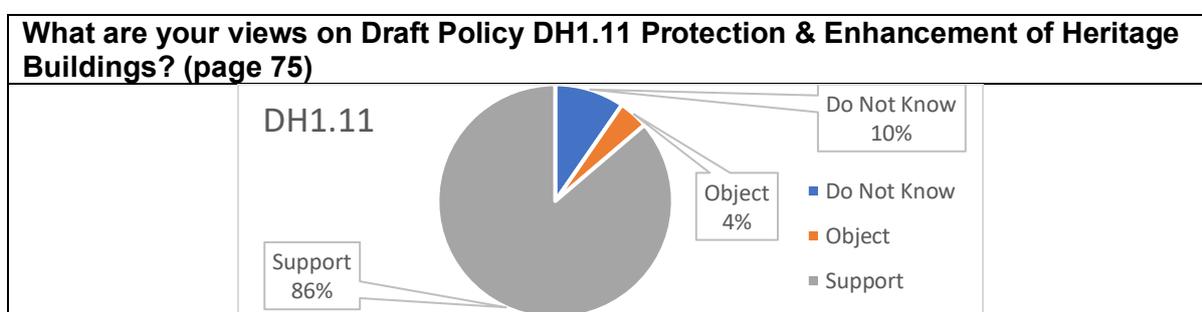
**What are your views on Draft Policy DH1.9 Protection and Enhancement of Shopfronts? (page 73)**

<p>DH1.9</p> <p>A pie chart titled 'DH1.9' showing the distribution of responses to Draft Policy DH1.9. The chart is divided into three segments: a large grey segment for 'Support' at 86%, a blue segment for 'Do Not Know' at 11%, and a small orange segment for 'Object' at 3%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	Please can the old Buss Murton front be changed???
Support	Sounds great. Approve this section. Really well thought out views.
Support	How was Coral allowed to disfigure the high street.
Support	The policy MUST say non illuminated shopfronts. This is something that has been maintained fairly successfully in the centre of town CA and is vital in keeping the attractive/ traditional look of the town. This policy of non illuminated shopfronts also supports the many independant shops by stopping garish large corporate advertising
Support	Policy DH1.9 The inclusion of "œsignage"□, without qualification, in the list of shopfront features to be supported is questionable. It might permit most unsuitable signage.
Support	4.20 Are the a) b) c) and d) relating to Sissinghurst only? The layout makes it appear so, but should they not relate to Cranbrook too? a) Is the exception necessary - this should apply even if the building is not compatible
Support	In Ely , the town's Conservation Officer has adopted and pursued a policy that when shops changed hands, he encouraged the new owners to engage in the restoration of shop fronts to their original Georgian or Victorian appearance, based on photos or prints, and so to abandon ugly and inappropriate modernisations. Much damage had been done to the historic fabric by thoughtless modern changes, though he was making good progress. TWBC has an excellent shop fronts policy which is more detailed than yours here, so that my view is that you don't need to rewrite it.
Support	I strongly agree with 4.19.
Support	Para 4.20 seems superfluous. Is there any need to repeat the wording from a 2006 document? The emerging TWBC Draft Local Plan contains an updated version (EN 8) of this policy.
Support	Covid means that shops can be converted without permission

**What are your views on Draft Policy DH1.10 Protect and Enhance the Conservation Areas? (page 74)**

<p>DH1.10</p> <p>A pie chart titled 'DH1.10' showing the distribution of responses to Draft Policy DH1.10. The chart is divided into three segments: a large grey segment for 'Support' at 86%, a blue segment for 'Do Not Know' at 10%, and a small orange segment for 'Object' at 4%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	There are many buildings within the Cranbrook Conservation Area that have been identified as being appropriate to add to the heritage assets list, but which

<b>What are your views on Draft Policy DH1.10 Protect and Enhance the Conservation Areas? (page 74)</b>	
	are still under consideration by TWBC. There should be some reference in the draft NDP to the effects of pollution on historic buildings, as this was not covered in the TWBC Draft Local Plan. This should include not only the obvious problems caused by the number, size and weight of vehicles in close proximity to the buildings, but also the less immediately obvious damaging effects that noise can have on the materials used in their construction. Should maps of the Conservation Areas have been included?
Support	Agree wholeheartedly on all points.
Support	Para 4.24 I strongly agree with keeping yellow lines, street furniture and pedestrian crossing markings out of Sissinghurst.
Object	Isn't this in direct conflict with AM4.1 para b)??
Support	New developments downplay the importance of their effects on the Conservation Areas so it is important to protect our rich architectural and historic heritage. They require greater protection and conservation.
Support	Very important
Support	Absolutely: No yellow-lines or zebra crossings, belisha-beacons etc in Sissinghurst. These would destroy the traditional street scene.
Support	If anything, I would like to see the Conservation Area expanded.
Support	Policies DH1.10 & 1.11 could more usefully be combined. The different descriptions of heritage assets in the two policies is confusing. The aim should be to protect the historic and architectural character and interest of all historic buildings and other heritage assets, listed or unlisted, throughout the Parish. The Kent Historic Buildings Index, published in 1999, lists well over 300 such assets, a number of which are unlisted.
Support	4.23 extra space after the comma
Support	I feel ambivalent about yellow lines given the problems caused by cars parked too close to the junction of Common Road & the Street,
Support	Is para b) almost a repeat of para a)? Should the two paragraphs be combined? Para 4.22 - is this factually correct? Where are the Hop Gardens?
Support	Anything that detracts from the character of the conservation areas, and their surrounds must be prevented.



<b>What are your views on Draft Policy DH1.11 Protection &amp; Enhancement of Heritage Buildings? (page 75)</b>	
Support	There should be some reference in the draft NDP to the effects of pollution on historic/heritage buildings, as this was not covered in the TWBC Draft Local Plan. This should include not only the obvious problems caused by the number, size and weight of vehicles in close proximity to the buildings, but also the less immediately obvious damaging effects that noise can have on the materials used in their construction.
Support	Agree wholeheartedly on all points.
Support	Also suggest a map showing all the listed buildings in the area, many outside the CAs as this underlines how important and attractive Cranbrook, Sissinghurst and the environs are.
Support	See above, re DH1.10 The reference to "agricultural areas" in DH1.11(b) seems out of place.
Object	Unfortunately, I have to object here, because I value too much the Heritage to agree with your rejection of 'pattern book copies'. I think it would be a good idea if you abandoned this, as the White Paper on Planning for the Future has a section on 'Building Beautiful' which actually endorses 'pattern books' !! Most Georgian architecture, by which I mean what little is left of our existing Georgian terraces and squares, was taken from pattern books, which is why so many provincial towns produced so much elegant but simple architecture by local jobbing builders, as not every designer can be a Wren. Occasionally, these copiers /builders would add a few distinctive features that indicated their own preferred details and so created variety and originality. Following the classical tradition is not limiting, as the difference between the austerity of Alexander Thomson and the delicate prettiness of the Adam brothers shows. Indeed, Decimus Burton who designed some of the finest buildings in T.Wells was the son of a builder. Moreover, the pattern books enabled local builders to be employed to build for their locality instead of the place inviting in volume-house developers( as today) or some really noted and expensive architect. I do endorse your requirement for varied heights of houses, so that a small house can sit cheek by jowl with a 4/5 bed house.
Support	Is para b) almost a repeat of para a)? Should the two paragraphs be combined? Para 4.22 - is this factually correct? Where are the Hop Gardens? Para 4.26 - should this be the supporting text for Policy DH1.12?
Support	SHOULD BE UNIFIED WITH DH1.10
Support	Although within the conservation area, little within this plan has been said about protecting & enhancing the ST DUNSTANS CHURCH Buildings (including Church House – the original Cranbrook School building). All are an important part of the Community, Culturally & socially.

**What are your views on Draft Policy DH1.12 Protection of Agricultural Heritage Assets? (page 76)**

<p>DH1.12</p> <p>A pie chart titled 'DH1.12' showing the distribution of responses. The largest slice is grey, representing 'Support' at 81%. A smaller blue slice represents 'Do Not Know' at 14%. The smallest slice is orange, representing 'Object' at 5%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	A large number of the agricultural heritage assets should be protected for their historical significance. In other areas of the country industrial and agricultural heritage assets are now providing an income stream through tourism. Much more could potentially be made of the agricultural heritage of the parish; some people may remember the effect on tourism in the area, and the benefits to the local economy, of the television programme “The Darling Buds of May”™.
Support	Proposals to develop historic farmsteads should be restricted largely to the existing footprint. Proposals for larger scale development on historic farmsteads should not be supported.
Object	Why? This isn't a theme park! If the agri building can be converted well, let it be converted.
Support	Agree wholeheartedly on all points. We have such wonderful and diverse heritage in this area that must be preserved for future generations.
Do Not Know	I am not sure that the geographical situation of the few remaining barns and farms would be suited to business needs being mostly scattered and well away for good broadband, for safe access on foot or cycle for workers or for adult education .
Do Not Know	Is this practicable?
Object	More than enough local farms are now industrial units, some units already not used. Do we need more?
Support	Only it is vital that volume house builders like Berkeley learn what a farmyard/courtyard development means!
Support	Strongly approve.
Do Not Know	Horses for courses – not everything needs to be protected.
Support	These are the lifeblood of the area. Too many have already been lost

**What are your views on Draft Policy DH1.13 Cranbrook Windmill? (page 77)**

<p>DH1.13</p> <p>A pie chart titled 'DH1.13' showing the distribution of responses. The largest slice is grey, representing 'Support' at 90%. A smaller blue slice represents 'Do Not Know' at 7%. The smallest slice is orange, representing 'Object' at 3%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	Extremely important.

<b>What are your views on Draft Policy DH1.13 Cranbrook Windmill? (page 77)</b>	
Support	We are so lucky to have such a wonderful landmark. Must be preserved and protected accordingly.
Support	Everyone loves the windmill right? I think it must be hugely important to Cranbrook's economy through tourism.
Support	Better signage to the Windmill would be useful as this is a key heritage asset and the symbol of Cranbrook
Support	Very important to the area and to the history of England in general.
Support	This is a major heritage asset that should attract more public funding.
Support	Important part of Cranbrook's 'recent' history
Support	Hugely supportive of this policy. Perhaps the site could be enhanced too - removal of the ugly telegraph pole at the entrance and landscaping of the mill surroundings with interesting paving and planting.
Support	Ingenious model!
Support	As a miller at the windmill I can only tell you the importance of this policy.
Support	The vital asset to the town, the Windmill should be strictly protected, especially as it brings in so many tourists. The present staffing of the Windmill should be greatly praised for keeping this amenity so well. (The poles protection on The Hill, however, is a <u>great eyesore</u> , and should be replaced with a more pleasing structure as it is the major tourist route to the Windmill).

<b>What are your views on Draft Policy DH1.14 Retention &amp; Restoration of the Providence Chapel? (page 78)</b>									
<p>DH1.14</p> <table border="1"> <caption>Survey Results for Draft Policy DH1.14</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>73%</td> </tr> <tr> <td>Do Not Know</td> <td>18%</td> </tr> <tr> <td>Object</td> <td>9%</td> </tr> </tbody> </table>		Response	Percentage	Support	73%	Do Not Know	18%	Object	9%
Response	Percentage								
Support	73%								
Do Not Know	18%								
Object	9%								
Support	The Providence Chapel, even if only the shell, should be retained and restored due to the significant part that it, and the preachers related to it, played in Cranbrook's history as a "Dissenting" area. It is hard to comment on the retention and restoration of the interior without knowing more about its current state. Perhaps the best of the remaining interior structural or decorative features of historical importance could be retained in some sort of repurposing of the building. Maybe other fittings, if still remaining in any sort of fit state, could be preserved and protected elsewhere to allow this to happen.								
Support	Extremely important (but complicated!)								
Support	This eyesore needs to be taken over and enhanced and used for good purpose. I would strongly agree this could be subject to use class change such as A1, A2 or A3. Can I say whoever owns this property is a disgrace allowing it to fall into disrepair. Maybe a compulsory purchase would assist and restoration undertaken. Obviously the owner doesn't care about the property or indeed Cranbrook by letting it fall into disrepair.								

<b>What are your views on Draft Policy DH1.14 Retention &amp; Restoration of the Providence Chapel? (page 78)</b>	
Support	I think the building should be preserved and used but I do not understand the issues of ownership and cost enough to be able to comment on the policy in detail.
Do Not Know	Who would pay for it?
Support	An intractable problem but one everyone wants to see solved. Strong support for (a)
Object	Providence Chapel restoration cost would deprive the Parish of well-needed funds for other essential projects
Object	Waste of money. Access difficult. Rotten building. Has stood idle too long.
Support	It could be a great asset to the community if an appropriate use could be found for it.
Support	Some of the uses suggested in the policy eg shops may not be acceptable to Historic England. Check with TWBC latest status. Ideally some use which would enable people in the community to use this unique building would be good.
Object	Omit the word "widespread" as in "there is widespread support"
Support	The Providence Chapel is a total eye sore and does absolutely nothing to enhance Cranbrook. The scaffolding and damaged weather boarding, windows, etc. affords a potential damage to the surrounding houses and pedestrians not to mention the health risk due to vermin taking up residence.
Support	The Providence Chapel is a stunning feature of the town and has long been dear to my heart. I watched its descent into decay with sadness. I very much hope it will be possible to retain the original pews which are sadly rarely found these days.
Do Not Know	'the Providence Chapel' is a landmark within the town centre and attracts tourist attention' Ever since we have lived here, the Chapel has been dilapidated and an increasing eyesore. If it attracts tourist attention, it cannot be for the good! It would be an advantage if something could be done to it but I understand that this has been in dispute for many years.
Do Not Know	The owners of this building are responsible for its present condition and should not expect any public funding to underwrite a failed business venture. TWBC should take a much pro active approach rather than continually kicking the issue into the long grass.
Support	I can't understand why a historic listed building is being allowed to deteriorate further, each day.
Support	Although isn't it too far gone to save.
Do Not Know	Would it be utilised when there are other underused similar spaces?
Object	This building should be pulled down and moved elsewhere, it has no access and is an eyesore to the town. And I believe it didn't start life in Cranbrook anyway.
Support	Hugely supportive of this policy. The chapel should be saved, and soon. The situation has dragged on now for decades and it will soon be too late to save this iconic building.

<b>What are your views on Draft Policy DH1.14 Retention &amp; Restoration of the Providence Chapel? (page 78)</b>	
Support	Whatever is happening with the Chapel should happen soon, NOW. TWBC, Historic England and the owners need to make this happen rather than the constant delays that seem to be happening
Do Not Know	I do not see how this can be preserved or re-purposed until Historic England & all other concerned parties come to some agreement on the way forward. I think the pews must go.
Support	Whilst I would be sorry if this building was no longer here, and I would support the restoration of the chapel, unless the owner is prepared to meet the community half-way, I'm not sure there is any point including this policy.
Do Not Know	Possibly in too sorry a state of repair to be viably saved.
Do Not Know	This building has access for 1 car on a Sunday. Only access is between Wilkes & beauty parlour...v. dangerous on Stone St. It only owns the curtilage of the building, no surrounding land. It is extremely dilapidated. <u>No public money</u> should be used to rescue this building. We have a debt to the future, not the past, when it is so far gone.
Object	It has become a waste of public money already spent on it. It must be down to the owners to restore this. I am one of the many who think it should be pulled down. Better NOT to have this in the plan.
Object	It is about time that this building is either pulled down or be allowed to be developed. It is a huge shambles at the moment, and those who prevent its development should be overruled.

<b>What are your views on Draft Policy AM4.1 The Pedestrian Environment? (page 82)</b>									
<p>AM4.1</p> <table border="1"> <caption>Data from Pie Chart: Views on Draft Policy AM4.1</caption> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>76%</td> </tr> <tr> <td>Do Not Know</td> <td>13%</td> </tr> <tr> <td>Object</td> <td>11%</td> </tr> </tbody> </table>		View	Percentage	Support	76%	Do Not Know	13%	Object	11%
View	Percentage								
Support	76%								
Do Not Know	13%								
Object	11%								
Support	The high volume of motorised traffic in the area is dreadful. Adding 818-918 houses to the area with the associated increase in cars and vans is leading us into a nightmare situation. It is already very dangerous to cycle and walk along the paths and roads in our area. During lockdown periods, the volume of traffic has reduced and this has led to a large increase in the number of pedestrians and cyclists. However, as traffic increases again, the number of pedestrians and cyclists reduces. The speed of traffic within the area is also of major concern as well as those drivers who think they are allowed to drive on pavements (particularly in Stone Street).								
Support	Stone street is rapidly becoming a killing field, bigger cars driving on the pavement at speed is a recipe for disaster. Maybe rumble strips could be added to reinforce the speed limit?								
Support	The width of pavements is often insufficient for safety, as lorries now have much larger mirrors which extend across them. Where it is impossible to								

<b>What are your views on Draft Policy AM4.1 The Pedestrian Environment? (page 82)</b>	
	widen whole pavements, perhaps pedestrian passing places could be developed to avoid having to walk too close to the road. It is vital that people with disabilities are enabled to live a full life, including work and leisure, within the parish. Please take into account that some wheelchair/scooter users now also have an assistance dog alongside them. Lack of, or inappropriately sited dropped kerbs create huge issues. Many are designed for vehicle access, and are often blocked by vehicles parking in or across them. People travelling independently in a wheelchair, or in an electric wheelchair, cannot "bump" off kerbs in the way that it is assumed prams and buggies can, and can become totally trapped on an area of pavement if they are unable to backtrack. Roads and pavements have to be safe for all users, and creative thinking will be necessary to ensure that the methods used do not have a detrimental effect on the beauty of the parish, particularly within the Conservation Areas.
Do Not Know	I fear the urbanisation of Cranbrook unless low impact measures with regard to crossing the road are used.
Support	Yes in general I agree with most points. However, painted signage, signage, traffic lights will not always look attractive in certain areas in the parish. Any such works need to ensure they are in keeping with the surrounding areas. In life you can have an overkill of signage. Needs careful management.
Object	At the end of the second para numbered 5.1 - speeding - Common Road should be included with The Street - they both have a similar problem, in fact speeding is worse on Common Road. I am a little confused as this policy is promoting pedestrian crossings where Policy on Conservation DH1.10 para 4.24 was saying Sissinghurst looked good without the paraphernalia associated with pedestrian crossings. A crossing on Common Road would further urbanise this area. The new estate already has wooden walkways, stairs and bridges with extra footpaths and metal railings. The village atmosphere has completely disappeared from this area. A crossing in a place where I have seen no-one cross the road? There is no pavement opposite the school so why encourage people to cross at that point which will just mean building even more pavements?
Object	Isn't this in direct conflict with DH1.10??
Support	It's important that footpaths are kept clear of wheelie bins, parked vehicles and overgrown verges especially between Hartley and Cranbrook. This would help people with pushchairs or visual impairment.
Support	Pleased to see the references to Health and Wellbeing.
Support	I support ideas for crossings but something must also be done to calm the speed of the traffic down Cranbrook High St which has become totally unacceptable. Pedestrians are not safe here.
Support	Essential that the safety of pedestrians (particularly the Elderly) is ensured particularly in The Street, Sissinghurst and High Street and Stone Street in Cranbrook having regard to speed of traffic
Support	The proposed crossings are all necessary.
Support	I am aware that currently some of our footpaths are unsuitable for wheelchairs, pushchairs or mobility scooters so all new developments should consider these issues carefully (while the Mobility Audit project is something

<b>What are your views on Draft Policy AM4.1 The Pedestrian Environment? (page 82)</b>	
	else I would support!) I also agree that thought needs to given to providing new crossings and safer pathways by busy roads.
Support	However, any pedestrian crossing in The Street (its not the "High Street" but "The Street") Sissinghurst should be part of a speed reducing strategy and not reduce parking. Any reduction in parking would cause the village shop to become unviable.
Object	The visual impact of additional street furniture and signs needed for so many new pedestrian crossings could be detrimental to the Conservation Areas. The aim should be for traffic calming to reduce speeding cars and give pedestrians priority in the town. The CCAAC has an aim to improve the look of the railings up The Hill but in general terms the objective is to keep street furniture to a minimum so the attractiveness of the town shines through
Support	Must be in conjunction with traffic speed control
Do Not Know	We live off the Hartley Road and it is very unpleasant to walk into Cranbrook from Hartley due to the volume of traffic. Huge amounts would have to be spent to improve this. It was much better during the first lockdown!
Object	An urban type pedestrian crossing in Sissinghurst village would destroy the historic character of "The Street". Crossing this road in the rush-hour can be difficult, but residents are aware of this, and the older generation know they can cross more easily at quieter times of the day.
Support	Pedestrian crossings in the Conservation Area would look very intrusive.
Object	The following two paragraphs relate to this chapter generally. Two consequences of the pandemic are likely to operate against a reduction in vehicular traffic. One is an increase in the proportion of consumer purchases made online, for delivery by vehicle to the home. This shift is unlikely to be reversed. The second is a shift from public to private transport, to avoid close contact with others in crowded trains and buses. This shift is likely to be sustained in the short to medium term, at least until most people are convinced that the vaccination programme has made them safe in crowds. As more private cars are powered wholly or partly by electricity in future, and as electricity generation becomes greener, people may feel that the environmental argument against the use of private cars has been undermined and use their cars more. It is recognised that the emissions created by manufacturing electric cars are currently greater than for petrol or diesel models, but this may change over time. A third consequence of the pandemic, which is relevant here, is the harm done to local businesses. If Cranbrook is to thrive as a local centre, it must draw in visitors from the surrounding villages and countryside to shop, eat, drink and visit the places of interest in the town. Convenience of access will be an important factor in people's choice of Cranbrook over a longer journey to a larger centre. Those who make this choice, drive a shorter distance and thus generate lower emissions. Policy AM4.1 The locations identified may be ones where people need to cross the road, but it is highly questionable whether a pedestrian crossing is required at all these locations for safety reasons, given the sightlines, width of road and current volumes of traffic. The suggestion of five new pedestrian crossings on the A229, where there is only one at present, appears to be an excessive response to increased traffic volumes, particularly as the planned developments on the A229 in he Crane

<b>What are your views on Draft Policy AM4.1 The Pedestrian Environment? (page 82)</b>	
	Valley would not require pedestrians to cross the road to access the town and the existing pedestrian crossing provides access to the Weald Academy and Sports Centre. . The four proposed pedestrian crossings in the centre of town, where a 20mph limit applies, are unnecessary. They would aguably be detrimental to the Conservation Area.
Support	We have an 'elderly' population, but an active one - safe pedestrian pathways keep people connected and able to travel to amenities so are important
Support	b) design of these must be carefully considered to avoid conflict with heritage and landscape policies
Object	<b>Access &amp; Movement General Comment – missed a key issue. Narrow/overused lanes being used for new multi house developments – Frythe Way, A229 houses with gardens.</b> 1) Too many of the suggested crossings would be illegal with Highways laws. Shorten the list to FEASIBLE ones that the public might use. 2) Some routes are already overloaded so should be blackballed for access to development: Frythe Way, houses with single drives on A229
Support	1. The situation with the dangers caused by traffic in STONE STREET. Several worthy surveys have been done to highlight the danger (to pedestrians in particular) but nothing has been resolved. Traffic (mainly 4x4 cars), vans and other large cars, <u>regularly</u> mount the pavements on either side causing huge DANGER to people exiting from shops. 2. Have pedestrian crossings been considered in the High Street? Parked cars etc do slow the traffic down; but pedestrian crossings may still be warranted?

<b>What are your views on Draft Policy AM4.2 The Pedestrian Priority and Public Rights of Way? (page 85)</b>									
	<p>AM4.2</p> <p>A pie chart titled 'AM4.2' showing the distribution of responses to Draft Policy AM4.2. The chart is divided into three segments: a large grey segment for 'Support' at 80%, a smaller blue segment for 'Do Not Know' at 10%, and a smaller orange segment for 'Object' at 10%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>80%</td> </tr> <tr> <td>Do Not Know</td> <td>10%</td> </tr> <tr> <td>Object</td> <td>10%</td> </tr> </tbody> </table>	Response	Percentage	Support	80%	Do Not Know	10%	Object	10%
Response	Percentage								
Support	80%								
Do Not Know	10%								
Object	10%								
Support	I fully support this policy. However, it is very clear that the authorities do not do enough to make sure that the local rights of way are maintained to a decent standard. Gates should replace stiles throughout the area and footbridges in the area are in many cases, in a very poor state.								
Support	Although a bridle path is mentioned in this policy, should there be more recognition of the needs of horse riders in the parish in other AM policies? The width of pavements is often insufficient for safety, as lorries now have much larger mirrors which extend across them. Where it is impossible to widen whole pavements, perhaps pedestrian passing places could be developed to avoid having to walk too close to the road. AM4.2 b should include provision of surfaces suitable for people with mobility issues on at least some of the paths.								

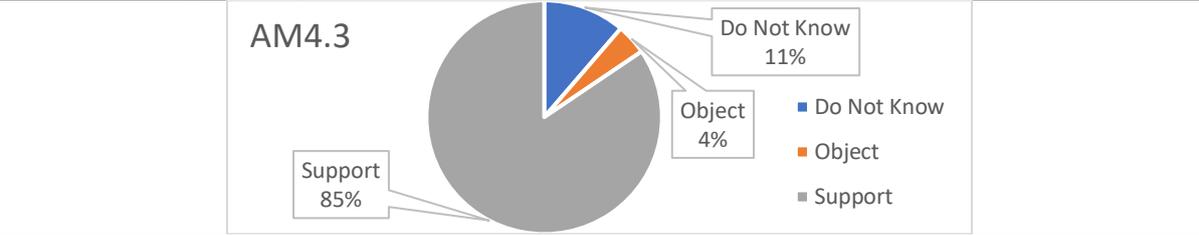
<b>What are your views on Draft Policy AM4.2 The Pedestrian Priority and Public Rights of Way? (page 85)</b>	
Do Not Know	With the introduction of the new car park behind Colliers Green School it is not necessary to introduce pedestrian priority areas in Marden Road or Colliers Green Road
Support	Fair enough comments in this section.
Object	There is no rationale whatsoever for including Colliers Green Road/Marden Road within this policy. Why have those two been identified, out of the many roads and lanes in the parish? They are both outside the LBD with no requirement for pedestrian access. Marden Road, in particular, is a narrow single track rural lane with just a few scattered houses. It is unnecessary and inconsistent to include these as requiring pedestrianisation, and runs counter to policy AM4.6, which is to protect rural lanes.
Object	There is no rationale whatsoever for including Colliers Green Road/Marden Road within this policy. Why have those two been identified, out of the many roads and lanes in the parish? They are both outside the LBD with no requirement for pedestrian access. Marden Road, in particular, is a narrow single track rural lane with just a few scattered houses. It is unnecessary and inconsistent to include these as requiring pedestrianisation, and runs counter to policy AM4.6, which is to protect rural lanes.
Object	Why does Colliers Green Road / Marden Road get mentioned as needing contribution from developers for pedestrian priority / access and none of the other small lanes and roads throughout the plan are identified. These particular lanes are narrow rural lanes that require protection not development. The nearest shops and amenities are 4 miles away, what is the purpose of mentioning these 2 specific lanes unless it is to build a false impression that somehow a good will come of a development in this area?
Support	I would prefer there to have been more cycleway proposals to encourage recreational cycling.
Object	There is no reason at all to give pedestrian priority along the Colliers Green or Marden Road, these are country lanes - if the proposal to make them wider this will then be used by more as a cut through to Staplehurst - the junction at 4 wents is very dangerous lack of visibility and where marden road joins goudhurst road. Just in the last 4 months there have been 3 serious accidents at these locations.
Support	Strongly support Bridle and cycle paths a very good idea.
Support	Greater emphasis should be placed on providing pavements and footpaths to ensure safe and practical mobility particularly around Sissinghurst having regard to the many busy lanes
Support	There is much in the report on walking for leisure along footpaths but the need for safe walking to work for school or to shops to promote good health and reduce pollution is more important. The access for those walking to the East of Cranbrook to and from school ,work or the cemetery . The raised path is extremely dangerous and certainly not possible in winter or in the dark.
Support	I highly support the proposal to create a new cycle path between Sissinghurst and Bedgebury and the preservation of our Public Rights of Way. Active travel is very beneficial to the health and wellbeing of people and anything which supports or encourages it has my vote. If fact, I think it would be good to liase with our neighboring parish of Staplehurst and Frittenden, to see if it would be

<b>What are your views on Draft Policy AM4.2 The Pedestrian Priority and Public Rights of Way? (page 85)</b>	
	eventually possible to extend the cycle path as far as Staplehurst. This would allow cyclists to access the nearest train station without risking their lives on the busy main road.
Support	Need to state which settlement each of the locations in (a) are in. Need pedestrian priority in Common Road, Sissinghurst as well as on The Street, Sissinghurst Agree with a traffic free bridle and cycle way between Sissinghurst Castle and Bedgebury forest Agree with the Hop Pickers Line
Support	However its hard to see what developers can do on 'creating streets like Stone Street' (apart from contribute CIL) as any improvements are a NP/ local authority issue such as traffic calming. What developers can do is ensure permeability and new walkways from housing developments into the centre of town, to schools,etc by negotiation/purchase of land
Object	There is no need for pedestrianization on either Colliers Green Road or Marden Road. The creation of a car park in Colliers Green Primary School has improved safety. Pedestrianisation would be out of keeping with the character of the historical lanes and landscape. Change 5. Draft Policy AM4.2 Pedestrian Priority and Public Rights of Way a) Applications by developers should contribute towards creating streets and thoroughfares with an emphasis on pedestrian priority, particularly in the following locations: b) Stone Street High Street Common Road The Street A229
Support	Any measures to promote pedestrian priority and public rights of way are welcome. We need to reduce car use.
Do Not Know	As I have commented, not at all sure about dramatic increase to cycle lanes. I can understand that more pedestrian crossing places would be an advantage in both Cranbrook and Sissinghurst.
Support	A safe cycle path is essential, especially given the increased number of cyclists due to the pandemic. There are currently no safe, easily accessible cycle routes from the town (they all require cycling on the already busy roads).
Support	There is a need for a pedestrian crossing in the High Street, or at the junction with Stone Street.
Support	Policy AM4.2 There is little likelihood of major developments in Stone Street or the High Street, to which the desired emphasis on pedestrian priority would be relevant. As to the other locations, the policy should clarify whether what is contemplated is pedestrian priority within the development, or on the identified road.
Support	Love the idea of a car-free pathway connecting Sissinghurst, Cranbrook and Bedgebury. Not so much of a fan of a pedestrian priority system, but that is just looking at things a little selfishly of moving the fire appliance through the area without hinderance as we sometimes struggle as it it - as would other emergency services.
Support	b) Does this need a map to locate the hop pickers line? Have I just missed this - it might need referencing if it's there.
Support	Footer reference: Is this supposed to be here? 5 <a href="https://www.britishparking.co.uk/write/Documents/safer%20parking/SPS%20New%20Build%20Guidelines%20-%20web%20version.pdf">https://www.britishparking.co.uk/write/Documents/safer%20parking/SPS%20New%20Build%20Guidelines%20-%20web%20version.pdf</a> Does it belong to AM4.7?
Support	Further clarification on Hop Pickers Line and why it needs to be enhanced.

**What are your views on Draft Policy AM4.2 The Pedestrian Priority and Public Rights of Way? (page 85)**

Do Not Know	Support – cycle ways Object – pedestrian priority on A229 (Remove...) developers should contribute to – what are pedestrian priorities on the A229? Cycleways – ASAP!
Support	Existing PROW also need to be kept clear and surfaces improved. PROW should not be too urbanised.

**What are your views on Draft Policy AM4.3 Public Transport and Access to Amenities? (page 87)**

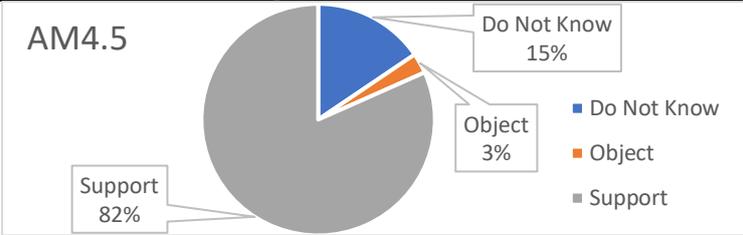


Support	Fair enough comments in this section.
Support	Para 5.11 I strongly support obtaining better public transport links to Staplehurst Station which links well with train services.
Support	For a community the size of Cranbrook and Sissinghurst, one which is set grow in coming years, the public transport service is a disgrace. If we are to reduce car use there need to more frequent buses with reasonable fares.
Object	Need a lot more public transport and frequency including reaching the hamlets
Support	This is essential particularly considering the lack of parking facilities in Sissinghurst
Support	Mini buses that can negotiate the narrow high streets run reliably and frequently would be used for accessing shops work and the station.
Support	Residents should not be reliant on car ownership in order to travel to and from the parish.
Support	Essential truth is that rural life is dependent on car use/ownership. Local bus services appear non-viable until a form of small bus local system is developed. Elderly person developments should be given priority to developments closer to the town centre.
Support	As previously said, the public transport around here is very poor. I and my husband drive everywhere but friends without cars often comment about the lack of buses and their unreliability. Again, huge improvements would need to be made to encourage car drivers to abandon their vehicles.
Support	Public transport has been wilfully neglected in favour of the private car. Privatisation of rural bus services has not been a success.
Support	Especially traffic calming.
Do Not Know	Agree that those who don't have transport should be able to get to other local areas easily (and as a teenager this was difficult and frustrating at times as transport links were poor and unreliable). The issue for me is the time it takes using public transport to get somewhere, especially during peak hours.

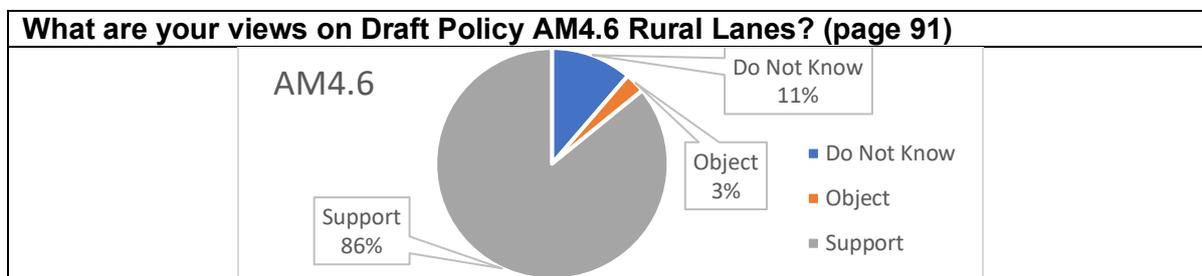
<b>What are your views on Draft Policy AM4.3 Public Transport and Access to Amenities? (page 87)</b>	
Support	Improvements to public transport must be a long-term project, which cannot be fixed by a short-term contribution from a developer, effectively subsidising buses for a brief period.
Support	Should say developers work across sites to ensure pedestrian & cycle routes away from roads meet up and form an 'off road' network
Support	We need a "small bus" service which will pick up people from within the existing estates as well as from any new developments.

<b>What are your views on Draft Policy AM4.4 Cycle Storage &amp; Cycle Parking? (page 89)</b>									
<p>AM4.4</p> <p>A pie chart titled 'AM4.4' showing the distribution of responses. The largest slice is grey, representing 'Support' at 75%. A blue slice represents 'Do Not Know' at 18%. A small orange slice represents 'Object' at 7%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>75%</td> </tr> <tr> <td>Do Not Know</td> <td>18%</td> </tr> <tr> <td>Object</td> <td>7%</td> </tr> </tbody> </table>		View	Percentage	Support	75%	Do Not Know	18%	Object	7%
View	Percentage								
Support	75%								
Do Not Know	18%								
Object	7%								
Do Not Know	I am not sure we need policy for this								
Object	If people are coming to town to shop it won't be by bike.								
Object	A few areas would be good but they do look unsightly in general. Not seen a problem with bikes being left inappropriately in the parish but better storage may increase use so if it was done sympathetically then I would be more onboard with the idea. I use a bicycle at times and my use would not increase due to better storage and parking.								
Support	Any new planning application should be required to include safe locked storage for bicycles. Cycle racks in the Tanyard and at the Market Cross would be used now.								
Support	Again, I think this would be a good thing as currently the facilities for cycle parking/storage is limited and doesn't encourage active travel.								
Object	A lot of the road would have to be upgraded to allow safe cycling before encouraging more bikes on the road.								
Support	The addition of approved safe cycle lanes on local roads would encourage more people to get on their bikes.								
Do Not Know	As I have said, not at all sure that cycle routes are worth spending on. We do see many cyclists in Bedgebury Forest but would they use their bikes for regular commuting if such routes were constructed? In other areas of the country, councils have devised cycle routes which are not used but cause traffic jams. Also, many cyclists in Bedgebury are not local.								
Support	Essential if we want to avoid total congestion in the town following new housing builds.								
Do Not Know	Not sure there is much need for this - I could be very wrong though! Do most cyclists secure their bike momentarily whilst doing their errand or grab a coffee, then head off? Don't personally see cyclists travelling to and from the area needing storage.								

<b>What are your views on Draft Policy AM4.4 Cycle Storage &amp; Cycle Parking? (page 89)</b>	
Support	5.15 Many interesting designs of cycle racks can be found - perhaps those in the town could be manufactured using local ironwork or similar.
Support	Emphasis should be placed on the security of this storage.
Support	Students should be told that cycling on pavements is not acceptable. It is dangerous for pedestrians. The schools should be advised accordingly.

<b>What are your views on Draft Policy AM4.5 Safer Road Conditions? (page 90)</b>									
<p>AM4.5</p>  <p>A pie chart titled 'AM4.5' showing the distribution of responses. The chart is divided into three segments: a large grey segment for 'Support' at 82%, a blue segment for 'Do Not Know' at 15%, and a small orange segment for 'Object' at 3%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'. A callout box points to the 82% segment with the label 'Support 82%'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>82%</td> </tr> <tr> <td>Do Not Know</td> <td>15%</td> </tr> <tr> <td>Object</td> <td>3%</td> </tr> </tbody> </table>		View	Percentage	Support	82%	Do Not Know	15%	Object	3%
View	Percentage								
Support	82%								
Do Not Know	15%								
Object	3%								
Support	Extremely important.								
Support	Important considerations. Roads already super busy and living on Angley Road we see and hear enough collisions. Need less traffic not more which will increase with development though. However, I'm onboard with safer roads 100%.								
Support	I support better village gateway signage								
Support	I like the idea of a 40 mph speed limit throughout the parish with 30 mph along the whole A229. There needs to be proper signage as well.								
Support	introduce flashing speed indicators as in Sissinghurst, etc								
Support	Again, I definitely want to see slower traffic down Cranbrook High St, however it can be achieved. Village Gateway signage may work, but maybe we need chicanes.								
Support	This should also include the A262 and Common Road through Sissinghurst which suffer from increased traffic flow, heavier vehicles and greater speeds in already congested roads due to inadequate parking availability for existing residents								
Support	The Gouford Crossroads are very dangerous. Crossing from Benenden to Chapel Lane particularly so as vision to the right is severely restricted. Vehicles speed around the corner from the Tenterden direction. Always an accident waiting to happen. Highways need to concentrate their minds on this (and do better than the Castleton Oak crossroads fiasco). Parking on both sides of "The Street" in Sissinghurst should be allowed to continue as it slows down the traffic - which otherwise would sail through at 50 MPH. Major problems in the rush hour are large continental artics. Banning this A.262 route to and from the ports/channel tunnel for these large lorries should be a priority. Goudhurst would thank us too.								
Support	AM4.5 (b) - needs to include Common Road and The Street Sissinghurst Need 20mph in both The Street i nthe central part of the village and along Common Road Need traffic calming measures on the entrance to the village along The Street (both ends) and Common Road Common Road to be made access only and no HGV/Vans etc other than buses								

<b>What are your views on Draft Policy AM4.5 Safer Road Conditions? (page 90)</b>	
Support	Wilsley Green priorities are all wrong - the A229 must have priority. At the moment this is not safe The roundabout A229/A262 requires urgent improvement to slow arriving traffic. At last conversation with developer of Turnden they totally confused with proposals for junction of new development/ High Street/A229. Generally all traffic needs to be slowed.
Support	Reducing the speed limit to 20mph in the High Street from the Co-op turning up to the War Memorial would be welcome. The noise and speed of cars, trucks, vans and motorbikes has increased over the years and further housing with added car journeys is going to exacerbate the detrimental effects. Congestion, noise and air pollution will have a long term deleterious effect on the Parish.
Do Not Know	Speeding is a problem and speed limits should be reduced on many local roads. This will not be improved by increased traffic which is inevitable with so many new houses.
Support	An easy solution at Waterloo Road/Stone Street, is to have a new sign saying "Traffic coming? Consider giving way to make someone's day". Simple but effective.
Support	And more ways to slow traffic on the High Street.
Do Not Know	Whatever developers do, roads will become more dangerous with more traffic.
Support	Policy AM4.5 It would clarify (a) to indicate whether the alterations to the A229/High Street junction contained in the outline planning permission for Brick Kiln Farm are considered to be adequate. All planning applications cannot be covered by (b). The scope of this paragraph needs to be clarified. Possibly it is intended to apply only to major developments.
Support	If more people come to the area to live, traffic will increase which means we need to address the road network to cope in a safer way. I attend multiple RTC's in the area and there are notorious hotspots (Wilsley Green) which could be better designed.
Support	b) Glossary does not tell me much about 'village gateway signage' - is it the flashing lights to tell me the speed limit? Could be made clearer. The less signage the better from a aesthetic point of view, but these flashing lights seem to work.
Support	Should this also include something about air pollution near schools, residential homes, bottlenecks?
Do Not Know	The removal of hedges should be avoided when making road improvements.
Support	See comments in 36



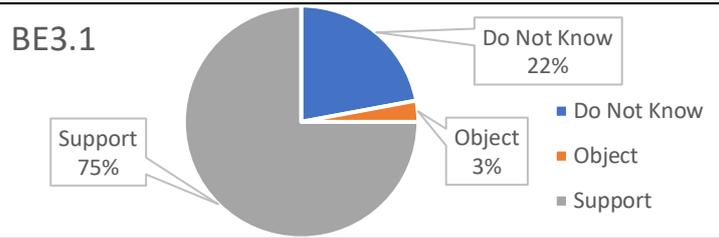
<b>What are your views on Draft Policy AM4.6 Rural Lanes? (page 91)</b>	
Support	Could this please be reworded to better reflect that the network of rural lanes complete with hedgerows and verges extends beyond the AONB to areas within the north of the Parish.
Support	Wholeheartedly agree.
Support	I believe our rural lanes must be protected including the traditional unkempt verges
Support	Essential that restrictions on heavy vehicles are imposed and safe and convenient footpaths and cycleways are provided
Do Not Know	The rural lanes are delightful but are used as rat runs to avoid bottle necks. The huge expansion in white delivery vans along the lanes is dangerous. Any business development plans should avoid the need to use rural lanes. Much stricter regulation of HGVs using inappropriate roads needs to be enforced .
Support	See previous answer
Support	Yes, but how?
Object	How on earth do developers. 'seek to protect the network of historic rural lanes'. Totally unenforceable. The lanes can't take more traffic especially as more and more will become 'rat runs' as traffic on main roads increase.
Support	Should these become cycle routes with restricted car access for "Access Only" areas
Support	Large lorries should be prohibited from using these lanes.

<b>What are your views on Draft Policy AM4.7 Car Parking Provision? (page 92)</b>									
<p>AM4.7</p> <p>A pie chart titled 'AM4.7' showing the distribution of responses to Draft Policy AM4.7 Car Parking Provision. The chart is divided into three segments: a large grey segment for 'Support' at 72%, a blue segment for 'Do Not Know' at 21%, and a small orange segment for 'Object' at 7%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>72%</td> </tr> <tr> <td>Do Not Know</td> <td>21%</td> </tr> <tr> <td>Object</td> <td>7%</td> </tr> </tbody> </table>		View	Percentage	Support	72%	Do Not Know	21%	Object	7%
View	Percentage								
Support	72%								
Do Not Know	21%								
Object	7%								
Support	Maybe Cranbrook School could use their old gas works site as parking for pupils, freeing space in Public care parks? Maybe people (like me!) should park their cars in more remote areas of the co op car park to allow better access for shoppers at weekend.								
Support	It must be hoped that by improving public transport, and by providing a better cycle network, the long term need for car parking will be reduced. However, that is not the current reality. At present it seems that many public parking spaces are regularly occupied all day by the cars of students at Cranbrook School. Visitors who come to walk the beautiful footpaths in the area also park for many hours. Perhaps a site could be found for this type of longer stay parking, which might also benefit tourism if combined with drop-off points for mini-buses and coaches. When planning new parking, it should be remembered that car parking spaces for people with a disability need to be not only wider, but also longer, to allow for safe loading of a wheelchair into the back of a vehicle								

<b>What are your views on Draft Policy AM4.7 Car Parking Provision? (page 92)</b>	
Do Not Know	I do not agree with chargeable parking in Cranbrook.
Support	Fair enough. Do need to consider electric vehicle charge points more going forward in car parking areas as a side note.
Do Not Know	I cannot support charging for parking in Cranbrook. One of the joys of shopping in Cranbrook is the free parking, not just to save money but by avoiding the hassle of getting a ticket and then worrying about a fine for over-staying.
Support	Parish car parking provision has provided more than adequately for residents of Cranbrook whilst ignoring the desperate needs of Sissinghurst residents
Do Not Know	Parking should be restricted to two hours during the day. At present most of the places in the Tanyard and Jockey lane are taken up all day in term time many by students who could walk a little further. Alternative parking at the coop entails extra traffic through the town. Parking permits may have to be bought by residents or those working in the town. The difficulty in parking will get much worse when extra houses are built . The shops which are having a very hard time with competition from the internet are also losing custom because of the shortage of parking spaces especially at the lower end of town. There is an urgent need to have short term parking .
Support	Long term parking provision in Cranbrook should be chargeable as it is blocking people from being able to park to use short term facilities such as the shop and doctors etc and restricts the numbers of people able to visit the town, therefore economically depressing the town. Free parking in Cranbrook without any restrictions also unfairly puts the cost of providing long term parking for Cranbrook residents, Cranbrook school children, Cranbrook shop workers and commuters onto Sissinghurst residents who do not use the parking as much as they are not frequently in the town - nor are there many spaces available for them to use due to the blocking of spaces by long term car parking in Cranbrook. Need better and safer access to Cranbrook without having to use a car. More frequent buses and better conditions of public footpaths that can be used by all ages, including with prams & buggys etc as well as a traffic free cycle path
Support	However, Cranbrook School should actively encourage their staff and students to park on site and not take up places in public car parks. Also car shares using Cranbrook's free car parking to avoid parking fees at Staplehurst train station - commendable but not fair on the town.
Do Not Know	I'm slightly concerned by the suggestion that charges for parking may be introduced in the future. The provision of free parking is a great attraction and no doubt encourages out-of-towners to visit and patronise the various businesses.
Object	There can no realistic reduction in parking and without a local ride mini bus system, whatever that can be, the only alternative is walking/bikeing on journeys where you have no shopping. Pricing people out of car parks would be very wrong
Support	We are very lucky to have so much free parking in Cranbrook. However, outside the town there is much parking on pavements which must be very difficult for wheelchair and pushchair users.
Do Not Know	Draft policy doesn't seem to go far enough to encourage additional parking. Free parking is important and must remain if we want visitors to our town to

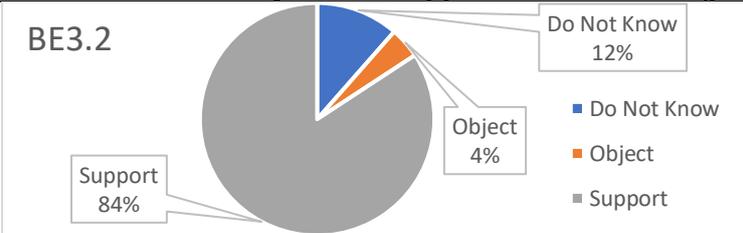
<b>What are your views on Draft Policy AM4.7 Car Parking Provision? (page 92)</b>	
	spend money. However, local business workers and college pupils are currently taking up the valuable parking spaces leaving few available to visitors. Encourage local workers/students to park slightly further out (new parking facilities will need to be built slightly further away) so visitors can park in the priority spaces close to shops, or to just walk instead. Businesses taking up the parking spaces don't realise they are part of the problem why visitors choose not to shop here.
Support	It is important to keep a relaxed approach to parking in the Town ie; a short time free parking, followed by a minimal charge for all day parking in the car parks.
Support	The Plan needs to be more radical in its approach to car use and car parking. Climate change is happening now and widespread use of the private car needs to be curtailed. With the number of new homes to be built in the area there needs to be a radical approach to car use. The Town must not even consider an expansion of car parking.
Object	Policy AM4.7 It is not long ago that the Parish Council took over the Cranbrook town car parks from the Brough Council, in order to ensure free car parking in the town, to benefit local businesses and their customers. No justification is given for a change in this approach. It would be particularly harmful to local businesses in the current situation, when they have suffered badly during the pandemic and will continue to be at risk as the economic damage caused by the pandemic continues to affect us all for many years to come.
Do Not Know	I think we have good provision currently - shame people choose to park in dangerous places and areas they shouldn't still considering the provision of plenty of car parking spaces in our car parks.
Object	I think the car parks should remain free as it encourages folk into the town. However I also think pupils from Cranbrook School should be encouraged to use the Coop car park rather than the one at Jockey lane, since they are young and fit and can more easily walk the distance from that car park to middle of town.
Support	should this be referenced? ?? Is it this reference?: <a href="https://www.britishparking.co.uk/write/Documents/safer%20parking/SPS%20New%20Build%20Guidelines%20-%20web%20version.pdf">https://www.britishparking.co.uk/write/Documents/safer%20parking/SPS%20New%20Build%20Guidelines%20-%20web%20version.pdf</a>
Support	I thought the Parish strategy of using the Sports Club (Rugby Clube) car park should be in here
Support	I have suggested that Regal Car Park should include a small multi-storey car park to PC Chairman. If shoppers cannot park, they will go elsewhere or online.
Support	A community pick up/drop off bus service would reduce the need to use a car for shopping etc as well as providing an essential need for those with limited mobility.

**What are your views on Draft Policy BE3.1 Business & Employment Space? (page 95)**



Support	The changes to where and how people work, caused by the pandemic, may result in a much higher demand for workspace in the area. As restrictions have extended through the year, many people have begun to discover disadvantages in working from home, and often this includes social isolation. Until the "new way of working" becomes more identified and settled for different types of businesses it is vital that new workspaces should be flexible. If possible, they should be easily accessible on foot or by bike.
Support	Well reasoned thoughts. Approve.
Support	A good example is the re-use of parts of Collins Farm Sissinghurst for a small business in the old farm buildings
Support	Strongly support the creation and support of local rural business. There are plenty of sites that could be used.
Support	There is a lot of opportunity for redevelopment of brown field sites in the Parish, particularly in Cranbrook and these should be a priority for development.
Support	We definitely need new businesses offering employment to our increasing population.
Support	Agree - need to ensure farm building conversions can be used for industry, workshops, office etc to provide employment locally as it is difficult to travel to TW for work due to congestion.
Support	We support this - but any increase in parking must be given consideration.
Support	I am greatly in favour of attracting new small, and preferably local, businesses. I hope we will not see the introduction of national chain businesses.
Do Not Know	With the dramatic effects of Covid, is it still true that 54% of businesses wish to expand? There is no point in supplying more space for businesses which are no longer in a position to grow.
Support	Introduction There is a short-term need, following the pandemic, for policies that will support and promote local businesses, especially those in Cranbrook town centre and Sissinghurst. Policy BE3.1 The proviso in (a) is unclear.
Support	Introduction. 6.1 Might be better not to single out Cranbrook School, or to rephrase the end of this sentence so that it reads 'major employers' 6.3 This 'fact' will no doubt be disputed - where is the evidence? I don't think an article in Parish Cake will be good enough to convince people!
Support	A general comment about this entire policy chapter: do we need to conduct a further business survey as the last one was carried out three years ago, and Brexit and the Coronavirus pandemic may have a significant impact on current thinking.

**What are your views on Draft Policy BE3.2 Support for Tourism? (page 96)**

<p>BE3.2</p>  <p>Support 84%</p> <p>Do Not Know 12%</p> <p>Object 4%</p> <p>■ Do Not Know ■ Object ■ Support</p>	
Support	When Cranbrook had its own Tourism Information Centre it felt that there was much greater co-ordination between the attractions and facilities within the parish. Technology has enabled access to many of the aspects covered by the TIC, but greater communication between the various attractions in order to co-ordinate the tourist offering would benefit the whole parish. However, growth in tourism, and its benefits, would need to be underpinned by a vastly improved infrastructure. It is vital that accessibility should be improved for people with various forms of disability who live in the parish. Improved accessibility, to shops, places to eat, historic attractions and accommodation would also benefit the local economy by attracting what is now known as the purple pound. There should also be at least one Changing Places toilet in the area, open for long hours. Tourism would benefit from a specific site for longer stay parking, which might be combined with drop-off points for mini-buses and coaches.
Support	Again well reasoned. Support. Need to welcome visitors into Cranbrook more.
Support	Cranbrook needs proper public toilets, it is not acceptable to advise visitors to use the pubs and Costa Coffee. Cranbrook deserves more visitors and really needs a tourist office or similar centre of information. I don't think additional signage is needed, the town is not large and you can't get lost, the museum is signposted already and you can't miss the windmill. Additional directional signage from the main roads encouraging people to pass through Cranbrook might be good though.
Support	There is plainly need for more accommodation of different types, I have also felt for along time that Cranbrook needs more promotion. We also need our tourist office back.
Support	Desperate need for public toilets in more locations throughout the Parish than just The Street Sissinghurst
Support	There could be regular markets in Cranbrook, by closing the High Street to enable this to happen. This would generate more footfall and increase tourism in the town. All three conservation areas have much to offer for tourists and there are plenty of walking opportunities in the local environment. It would be good to see tourism more actively promoted.
Support	Better support for tourism will help our local economy and provide much needed jobs.
Support	Need to ensure that empty shops in Cranbrook are used as shops - no more empty shop windows pretending to be shops. Need better restaurants, that are open in the evening, in the areas suitable for families, not just gastro pubs. A traffic free cycle route and improved and maintained public footpath network will also assist with tourism. Many people already follow the Walk in Time trails of the OS Green book walks through Sissinghurst - need to capitalise on this and become a Walkers Town with suitable facilities. 100,000+ people a year come

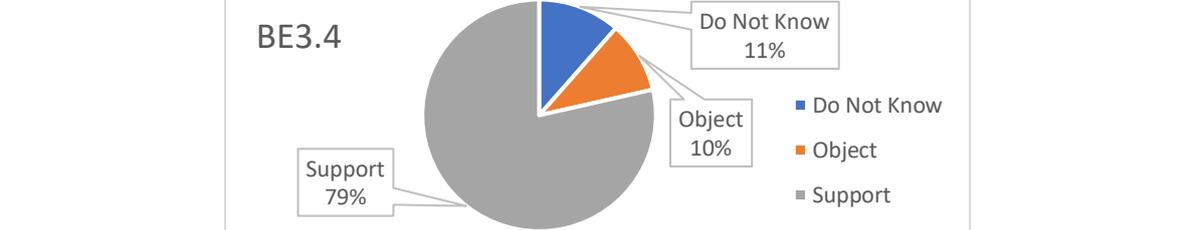
<b>What are your views on Draft Policy BE3.2 Support for Tourism? (page 96)</b>	
	to Sissinghurst Castle - need to get Cranbrook to be a destiny for these visitors - either tour groups or individuals - rather than just driving past
Support	New WC facilities would be very welcome but they need to be in a location which is clearly visible so as to deter vandalism; Sissinghurst facilities are not vandalised.
Object	Not keen on increase tourism.
Support	Our biggest assets are Sissinghurst Castle and the windmill. More should be made of these along with St Dunstan's.
Support	We need to know that the facilities that encourage visitors will include public toilets.
Support	The promotion of tourism into the area is underfunded compared to the financial advantages of more footfall in the Town centre retail/ hospitality area. Efforts should be made to improve the working relationship with Sissinghurst Castle Gardens.
Support	Policy BE3.2 This should be amended to make clear that it does not necessarily provide support for newly built tourist accommodation and attractions on greenfield sites, particularly in the AONB.
Object	There won't be any tourists if these plans go ahead!
Support	Need MARKETING of our coach parking & public toilets

<b>What are your views on Draft Policy BE3.3 Education &amp; Skills? (page 98)</b>									
	<p>BE3.3</p> <table border="1"> <caption>Survey Results for Draft Policy BE3.3 Education &amp; Skills</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>80%</td> </tr> <tr> <td>Do Not Know</td> <td>19%</td> </tr> <tr> <td>Object</td> <td>1%</td> </tr> </tbody> </table>	Response	Percentage	Support	80%	Do Not Know	19%	Object	1%
Response	Percentage								
Support	80%								
Do Not Know	19%								
Object	1%								
Support	It is vital that there is some provision in the area for people to improve their work skills through training, whether it be IT related, horticultural including fruit growing skills, tourism and the hospitality sector.								
Support	Agree. Education is essential to allow people to reach their full potential.								
Support	Both adult ed and vocational training facilities a good idea								
Support	Access to adult education and vocational training is desperately needed locally, rather than making residents have to travel to one of the larger towns (which becomes a barrier to self improvement).								
Support	Perhaps the large number of schools, especially the private ones, can support this policy and provide facilities for adult education.								
Support	This policy has even more relevance with the Covid-19 pandemic with serious youth and post- 50 unemployment. Vocational training and educational facilities are paramount.								
Support	Policy BE3.3 Similarly, this policy should make clear that it does not necessarily provide support for new educational buildings and facilities on greenfield sites.								
Support	I think local education and skill building would be a good idea.								
Support	Perhaps the policy title should make it clear that it does not refer to Primary and Secondary education?								

**What are your views on Draft Policy BE3.3 Education & Skills? (page 98)**

Support	Online training is not perfect but space needs to be found to enable distance learning in groups
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**What are your views on Draft Policy BE3.4 The Rural Economy? (page 99)**



Object	<p>As it is currently worded this policy seems to actively support development and land-use change on farms. There is no rationale for this, and such a blanket, open policy would directly contradict the strategic objectives of the NDP, as well as the findings from your own public consultation. For example: It flies in the face of the overall strategic objective to "Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife." It undermines the policy aims for landscape and natural environment (p16) which include: "To protect and enhance valued green spaces, significant views and priority habitats" and "To ensure new development does not increase the levels of light pollution in the parish."</p> <p>It runs counter to Draft policy AM 4.3 b): "Applications for development should ensure that businesses and residents should not be dependent on car ownership to access amenities and services". (Your own business and employment survey indicates that over 90% of employees drive to work; focussing on farmsteads for development of employment areas would simply increase traffic usage.)</p> <p>It fails to take account of Draft policy DH1.4 clause c) that in locations outside the main settlement centres the density should reflect the character of the existing built form as well as the availability and capacity of infrastructure and services.</p> <p>It goes against the feedback from your public consultations in which you say that "Concerns raised included" the potential loss of the rural character of the parish due to development. Whereas much of the NDP is focussed on ensuring sustainable and sensitive development, this policy area appears to be actively encouraging development in the least possible suitable location " rural farmsteads. I feel the policy needs to be written much more judiciously. In particular, clause c) should be amended to reflect the cautious language used elsewhere in the plan:</p> <p>"Planning applications involving farms, farmsteads and land use change will not be supported unless they meet the following criteria:</p> <ul style="list-style-type: none"> <li>provide local employment</li> <li>they are not dependent on car ownership (policy AM4.3)</li> <li>they reflect the density of the existing built form in scale and character</li> <li>they maintain the same built footprint</li> <li>they are make use of local resources [sic]</li> <li>enhance productivity</li> <li>are sensitive to landscape settings</li> <li>protect and enhance the environment</li> </ul>
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Object	<p>As it is currently worded this policy seems to actively support development and land-use change on farms. There is no rationale for this, and such a blanket, open policy would directly contradict the strategic objectives of the NDP, as well</p>
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**What are your views on Draft Policy BE3.4 The Rural Economy? (page 99)**

	<p>as the findings from your own public consultation. For example: It flies in the face of the overall strategic objective to "Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife." It undermines the policy aims for landscape and natural environment (p16) which include: "To protect and enhance valued green spaces, significant views and priority habitats" and "To ensure new development does not increase the levels of light pollution in the parish." It runs counter to Draft policy AM 4.3 b): "Applications for development should ensure that businesses and residents should not be dependent on car ownership to access amenities and services". (Your own business and employment survey indicates that over 90% of employees drive to work; focussing on farmsteads for development of employment areas would simply increase traffic usage.) It fails to take account of Draft policy DH1.4 clause c) that in locations outside the main settlement centres the density should reflect the character of the existing built form as well as the availability and capacity of infrastructure and services. It goes against the feedback from your public consultations in which you say that "Concerns raised included the potential loss of the rural character of the parish due to development." Whereas much of the NDP is focussed on ensuring sustainable and sensitive development, this policy area appears to be actively encouraging development in the least possible suitable location " rural farmsteads. I feel the policy needs to be written much more judiciously. In particular, clause c) should be amended to reflect the cautious language used elsewhere in the plan: Planning applications involving farms, farmsteads and land use change will not be supported unless they meet the following criteria: provide local employment they are not dependent on car ownership (policy AM4.3) they reflect the density of the existing built form in scale and character they maintain the same built footprint they are make use of local resources [sic] enhance productivity are sensitive to landscape settings protect and enhance the environment</p>
Object	<p>I'm very concerned about the presumption of support for planning applications involving farms, farmsteads and land use change, subject to certain criteria. I think that this could encourage developers to target green fields. It is naïve and dangerous to imagine that imposing conditions and standards in this policy will override policies on density and design which will be set out by TWBC. Change 1. That Draft Policy BE3.4 be changed to: a) Redevelopment of historic farmsteads will only be permitted where they retain their original function as economically active settlements. Development proposals should include both residential accommodation and a variety of employment opportunities. Development proposals will not be supported unless they are restricted to the existing footprint of a farmstead. b) Proposals which promote economic, social and environmental sustainability through farm diversifications schemes (e.g. sustainable rural tourism, local food production, small scale equestrian, retailing, hospitality, food and land-based arts and crafts, environmental education, professional and business services) may be supported where local people are supportive. c) Planning applications involving farms, farmsteads and land use change will not be supported, unless they meet the following criteria: are sustainable within existing transport networks do not threaten existing</p>

<b>What are your views on Draft Policy BE3.4 The Rural Economy? (page 99)</b>	
	views, historical landscapes and biodiversity – provide local employment – make use of local resources – enhance productivity – are sensitive to landscape settings – protect and enhance the environment
Support	Policy BE3.4A reference to the AONB Design Guide would be appropriate here.
Do Not Know	This is a very confusing, and confused, policy. It is not clear whether it supports a mixture of residential and economic development in farmsteads, or exclusively economic. It needs to be rewritten in a way that clarifies its intention, with less confusing supporting text.

<b>What are your views on Draft Policy HO6.1 Affordable Homes in Sustainable Locations? (page 106)</b>									
	<p>HO6.1</p> <table border="1"> <caption>Survey Results for Draft Policy HO6.1</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>80%</td> </tr> <tr> <td>Object</td> <td>11%</td> </tr> <tr> <td>Do Not Know</td> <td>9%</td> </tr> </tbody> </table>	Response	Percentage	Support	80%	Object	11%	Do Not Know	9%
Response	Percentage								
Support	80%								
Object	11%								
Do Not Know	9%								
Support	I support the concept of affordable homes but this term is so widely used in inappropriate ways as to be virtually meaningless. Unless there are economic development opportunities for people on lower incomes and/or training available to increase skills, providing homes in an area without sufficient employment opportunities is pointless. The housing projection figures are very suspect. I do not accept that the population of the area will increase naturally by nearly 2000 people over the next decade or so.								
Support	Certainly need more 1 and 2 bedroom properties								
Support	There are far too many town-house style new properties. There must be provision of one and two bed homes (accessible too) to enable older people to downsize and younger people to get a foot on the housing ladder. Otherwise the Parish will lose its intergenerational make up and much of its spirit.								
Object	Just build a normal mix in line with UK standards.								
Support	Local affordable homes for local people please. However I disagree with how many homes overall are required by 2033 without adversely changing the face of our community.								
Object	i) Paragraph 7.3: It is misleading and unhelpful to include information about the call for sites without explaining that a number of those sites were subsequently found unsuitable for development, both by TWBC using a robust, professional methodology, and by your own independent AECOM assessment. There is not –a total of 54 sites for consideration to meet the outstanding housing need in the CSNP area–™ – that is factually untrue as those sites have already been considered and rejected. This paragraph and the accompanying map should be amended to show only sites that have been included in the draft local plan. (I note from the minutes of the NDP meeting of 17 December 2019 that –Richard Eastham stated that the Group needed to concentrate on those sites included in the Draft Local Plan–™ and that the group accepted this recommendation.–™ I cannot see a reference in any of the future meetings to this approach having been changed.) Despite its heading this policy does not								

<b>What are your views on Draft Policy HO6.1 Affordable Homes in Sustainable Locations? (page 106)</b>	
	define what a "sustainable location"™ is. Is there a standard accepted definition? Presumably it is one that is within the LBD (or a brownfield site adjacent to it); does not rely on car transport; and has immediate access to local amenities?
Support	This policy mentions local in b) but it does not define what local means. The social housing at Bramling Gardens was for 'local' people but only one family from the village was allocated a home there. Many new inhabitants were brought in from beyond Kent, meanwhile many youngsters in our village are having to continue to live at home.
Object	This survey does not provide for any response on Housing Supply - why is this omitted from survey? Comments follow: i) Paragraph 7.3: It is misleading and unhelpful to include information about the call for sites without explaining that a number of those sites were subsequently found unsuitable for development, both by TWBC using a robust, professional methodology, and by your own independent AECOM assessment. There is not "a total of 54 sites for consideration to meet the outstanding housing need in the CSNP area"™ " that is untrue as those sites have already been considered and some of them rejected. Either this paragraph and the accompanying map should be amended to show only sites that have been identified as suitable, or an additional paragraph should be added to explain which of the sites have already been found unsuitable, by whom and why. Comments on HO6.1 Despite its heading this policy does not define what a "sustainable location"™ is. Is there a standardly accepted definition? Presumably it is one that is within the LBD (or a brownfield site adjacent to it); does not rely on car transport; and has immediate access to local amenities?
Object	The policy should define sustainable locations as those having pedestrian access to local amenities and not relying on car transport.
Support	Affordable homes for purchase and rent are desperately needed especially for local young people who would like to stay in the place where they grew up. We have more than enough 4 & 5 bedroom "executive"™ houses.
Support	I am not confident that the term "affordable" is helpful as houses remain beyond the budget of many. Would it be more effective to talk about 1 or 2 bed properties or apartments?
Object	We need a certain amount of affordable homes but priority should be given to local people, not just to certain types who just want to live off the state!!
Support	Affordable homes should be provided in numbers required by local demographics addressing needs of elderly, single persons and single parent families
Support	The lack of affordable homes is of great detriment to people's mental and physical health. This needs to be addressed.
Support	Locals need affordable homes locally - not just Housing Association but houses that people can buy and call their own therefore I agree with the local connection test, even for private market houses
Support	( Lets hope there will be a reduction in the total number of dwellings demanded)
Support	The chronic shortage of affordable housing is critical in the Parish for all age groups and all tenures. With an increasing ageing population we may have underestimated the amount and quality of housing that is needed.

<b>What are your views on Draft Policy HO6.1 Affordable Homes in Sustainable Locations? (page 106)</b>	
Support	If houses are to be built, we need two or three bedroomed, not five bedroomed houses crammed into someone's garden ie. the Vicar's on Waterloo Road.
Support	Care is need here as to the choosing of the tenants of "affordable homes". 1.They must have a sound local connection; 2. They must not have a serious criminal record; 3. They must want to live in either Cranbrook or Sissinghurst as appropriate. In Sissinghurst we have some unsuitable tenants placed by the Housing Associations that cause upset to local law-abiding residents (some in their twilight years). This must not be allowed to occur with any new affordable homes.
Support	It is essential to provide homes for local workers. The High Street is desperate for extra footfall. This will only be achieved by increasing houses for local families of all generations. we need to keep our born & breed residents, not send them away. It seems families from Tunbridge Wells are housed in Cranbrook but still travel back to Tunbridge Wells for business or families, when Cranbrook people are having to live further afield.
Support	This is very important. There is not enough affordable/for rent housing in the area.
Object	7.1 Who knows what future TWBC housing targets will be? The last bullet suggests a conflict with the previous chapter, which prioritises business use for farmstead developments. 7.2 Note that the current housing target is subject to review following the Changes to the Current Planning System consultation. Policies H06.1 and H06.2 The support for specified housing developments provided by the policies is expressed to be subject to "a high design standard in keeping with town and/or landscape settings", but not, as it should be, subject to considerations of location that would arise under other chapters of the Plan, for example Landscape & the Natural Environment.
Support	Cranbrook has got away without any major development for years when we see neighbouring areas being built on. Affordable housing is VITAL - what is classed as 'affordable' in this area really is not affordable for most starting on the ladder. It would be lovely if we could keep local people in the area rather than forcing them out to other areas where they can afford which they may not want to live.
Support	Cranbrook is desperate for one and two bedroomed properties, in order that local families' children can stay in the town rather than have to move to Maidstone or Tunbridge wells or Tonbridge for accommodation. Also this would enable older people to downsize and still remain in the community rather than having to look elsewhere
Support	Overall policy aims - last point needs an 's' on maintain - sorry - picky grammatical point! b) What is a 'local connection test'?
Support	Is there a definition of what affordability means? If so it needs to be highlighted either in this policy, or in the introduction and repeated as much as possible.
Support	pg 105 link to TWBC (2006) not working: this one accessed 5/11/20 seems to: <a href="https://www.tunbridgewells.gov.uk/planning/planning-policy/existing-local-plans/local-plan-2006/local-plan-chapters">https://www.tunbridgewells.gov.uk/planning/planning-policy/existing-local-plans/local-plan-2006/local-plan-chapters</a>
Support	Does there need to be a clearly understandable definition of affordable? The supporting text contains a lot of numerical information; is there a better way of presenting it to make a more obvious connection between the policy and the backup commentary?

<b>What are your views on Draft Policy HO6.1 Affordable Homes in Sustainable Locations? (page 106)</b>	
Support	Only support if these houses are priced to sell to freeholders at the bottom of the market – NOT mass social rent. Social rent houses should be at least 50% to people with a link to the Parish
Support	Re page 105, the proposal of 818-918 houses is too high for Cranbrook and Sissinghurst. We must not be bullied by TWBC or HMG.
Support	There MUST be more affordable homes provided, and not allow the developers to build 3, 4, 5 bedroom houses, to the exclusion of affordable homes (this appears to be the trend in all of the villages in the area).

<b>What are your views on Draft Policy HO6.2 Lifetime Homes &amp; Accessible Intergenerational Living? (page 108)</b>									
	<p>HO6.2</p> <table border="1"> <caption>Survey Results for Draft Policy HO6.2</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>77%</td> </tr> <tr> <td>Do Not Know</td> <td>19%</td> </tr> <tr> <td>Object</td> <td>4%</td> </tr> </tbody> </table>	Response	Percentage	Support	77%	Do Not Know	19%	Object	4%
Response	Percentage								
Support	77%								
Do Not Know	19%								
Object	4%								
Support	<p>Paragraph 7.14 should indicate that, in the public engagements held, some older residents said that they would like to downsize, but not to a flat. There was a clear desire expressed for smaller dwellings, with a small garden/outside space and parking place. Homes should be available that allow senior citizens to age in place. Although high build quality should be mandatory, simple things, often not provided by current developers, such as stronger bathroom walls to allow for grab handles to be fitted should be in place. The woeful disregard in the recent planning white paper for the needs of people with disabilities will need to be addressed through the NDP. The design and number of homes provided for those with a disability should:</p> <ul style="list-style-type: none"> <li>• recognise that some disabilities are not permanent, and accessible homes should be available to rent</li> <li>• recognise that disabled people are often discriminated against in the private rental sector if they are unable to work and rely on benefits</li> <li>• recognise that some people living with a disability are young</li> <li>• recognise that some people living with a disability have partners and/or children</li> <li>• recognise that some disabled people have assistance dogs</li> <li>• provide parking that is wide enough to manoeuvre a wheelchair in order to access a car with ease, and long enough to allow for safe loading of a wheelchair into the back of a vehicle</li> <li>• provide true access to all areas of the home, including any outside space, and have more than one accessible entrance/exit</li> <li>• be independently accessible without a car; it is not only the home itself and immediate area that need to be considered, but also the paths that lead to it. Many disabled people are never able to visit the homes of their family or friends, so accessible homes also need to be available for people without disabilities themselves.</li> </ul>								
Support	But you need lots of houses for families too.								
Support	Fair enough comments and consideration taking into account an aging population.								

<b>What are your views on Draft Policy HO6.2 Lifetime Homes &amp; Accessible Intergenerational Living? (page 108)</b>	
Support	PARA 7.13 Downsizing can often not happen because there is minimal price difference between say a 2 bedroom and a 3 bedroom house in this area. There are not enough small homes to make downsizing practical.
Support	I'm in favour providing for intergenerational living, and would like to see retirement and care homes built close to facilities for pre schoolchildren.
Support	Approvals should have regard to local demographic accommodation needs
Support	I support this as long as it doesn't mean I have to invite my mother-in-law to move in.
Support	These type of houses are desperately needed in central Sissinghurst to enable older and disabled people to carry on living a full life and join in with the community. They will stay independent longer if in a mixed community with support around them.
Support	Must be of a high design standard.
Object	See my comments on HO6.1
Support	Not only do the homes need to be accessible, but so do the sites being developed, to ensure that the disabled and elderly are not excluded from the community.
Support	But one bedroom houses are very limited and unlikely to sell to newly married couple expecting first child. A 2 bedroom house is more sensible especially for elderly people with live in carer.
Support	A very important policy, required to keep people out of Care Homes.

<b>What are your views on Draft Policy HO6.3 Innovative Construction Solutions? (page 109)</b>									
<p>HO6.2</p> <p>A pie chart titled 'HO6.2' showing the distribution of responses to Draft Policy HO6.3. The chart is divided into three segments: a large grey segment for 'Support' at 77%, a blue segment for 'Do Not Know' at 19%, and a small orange segment for 'Object' at 4%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>77%</td> </tr> <tr> <td>Do Not Know</td> <td>19%</td> </tr> <tr> <td>Object</td> <td>4%</td> </tr> </tbody> </table>		Response	Percentage	Support	77%	Do Not Know	19%	Object	4%
Response	Percentage								
Support	77%								
Do Not Know	19%								
Object	4%								
Do Not Know	Covered by national policy								
Support	Why not? Innovation is key to the future.								
Object	Paragraph 7.20 " what is the rationale for including the CVLT here?"								
Support	I would like to see us being very supportive/ encouraging of innovative design								
Support	Carbon neutral and low waste construction essential								
Support	But should ensure that these do not conflict with local heritage and traditional design needs								
Support	As long as the sites chosen for such solutions are in line with those that can be developed under this plan for normal development.								
Support	This policy is key to delivering an alternative form of housebuilding that does not match the repetitious and low-quality developments that the volume housebuilders are delivering throughout Kent and beyond. Plots for self build, co-housing and community land trusts should be available on all large								

<b>What are your views on Draft Policy HO6.3 Innovative Construction Solutions? (page 109)</b>	
	development sites. Community land trusts are not developers and cannot compete with other developers when purchasing land. They rely on land being given by a Parish Council or by a local philanthropic land owner. They manage not only housing but other assets that are important to the community too.
Do Not Know	I often think the houses featured on Grand Designs are hideous, although they comply with sustainability, green economy etc!
Support	Self build is a very good idea
Support	Should the 'Design Guide for New Buildings' be specifically referenced here?
Support	Is there a policy related to varying and innovative tenures? By which I mean, developers idea of affordability tends to be narrow, offering housing for 'social' rentals or shared ownership. There are many more possible ways to offer affordable houses - for instance (not limited to) selling houses to a list of buyers who can prove a local connection at a percentage of market value, the developer retaining the other percentage and on resale the house would be sold to someone else on the list. There also needs to be a policy on 'tenure blindness' where social rent housing or other affordable housing is indistinguishable from market housing and spread throughout the development.
Support	Is paragraph 7.20 relevant? If so, does it need expanding a bit to clarify why?

<b>What are your views on Draft Policy HO6.4 Rural Exception Sites? (page 110)</b>									
	<p>HO6.4</p> <table border="1"> <caption>Survey Results for Draft Policy HO6.4</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>65%</td> </tr> <tr> <td>Object</td> <td>22%</td> </tr> <tr> <td>Do Not Know</td> <td>13%</td> </tr> </tbody> </table>	Response	Percentage	Support	65%	Object	22%	Do Not Know	13%
Response	Percentage								
Support	65%								
Object	22%								
Do Not Know	13%								
Object	The wording for this policy should be changed as more emphasis should be placed on the need to demonstrate local demand for this type of development and a requirement for consideration of the scale of the existing settlement. a) Applications for development outside agreed allocations and away from the Limits to Built Development will not be supported unless it can be clearly demonstrated that they are small or medium scale, in response to local need (defined according to the scale of the application and the existing settlement),...								
Object	Not really on board with this. Tend to have larger properties, well spaced out on the outskirts of the parish. Lots of small developments of this ilk will not blend in in my view.								
Object	As clause a) is currently worded there is nothing to stop a landowner applying for development on a rural exception site in a field in the middle of nowhere. This runs counter to a number of the policies elsewhere in the document above). This clause should be amended to state that only small sites (as set out in NPPF) in sustainable locations will be considered. The wording about the size of the potential sites is woolly and should be more specific. It should either state								

<b>What are your views on Draft Policy HO6.4 Rural Exception Sites? (page 110)</b>	
	a number of houses (eg, no more than 10), or provide guidance on scale, such as "should not increase the population of the existing immediate settlement by more than 10%" <sup>TM</sup> . Clause c) currently allows developers to build on unsustainable sites provided they can demonstrate that constraints are "mitigated" <sup>TM</sup> . Again, this wording runs contrary to the overall objectives of the NDP and is in clear contrast with the cautious language elsewhere in the plan. It should be rewritten so it presumes that development will only be considered in sustainable locations.
Support	In b) what is the small proportion of 'market' houses that will be allowed. In this context what is a small proportion? I think this should be more clearly defined. I don't understand para 7.22. Is the sustainability mentioned at the end the social sustainability that the paragraph begins with? What exactly does that mean? It is not in the glossary - which is generally very helpful. The mitigation part doesn't make sense to me. This is the first time in the whole of this plan that I have come across something which is not absolutely clear - quite an achievement in such a detailed document so this is not a complaint - I just think the paragraph needs re-wording.
Object	As clause a) is currently worded there is nothing to stop a landowner applying for development on a rural exception site in a field in the middle of nowhere. This runs counter the policies elsewhere in the document (see point i) above). This clause should be amended to state that only small sites (as set out in NPPF) adjacent to the LBD will be considered. The wording about the size of the potential sites is woolly and should be more specific. It should either state a number of houses (eg, no more than 10), or provide guidance on scale, such as "should not exceed 10% of the existing immediate settlement" <sup>TM</sup> . Clause c) currently allows developers to build on unsustainable sites provided they can demonstrate that constraints are "mitigated" <sup>TM</sup> . Again, this wording runs contrary to the overall objectives of the NDP and is in clear contrast with the cautious language elsewhere in the plan. It should be rewritten so it presumes that development will only be considered in sustainable locations.
Object	Why include the mention of medium scale sites being considered on rural sites when by their very nature they will be running contrary to the build character and density provisions, they will not have pedestrian access to existing amenities, they will necessitate travel by car. The number of houses that can be built on rural exception sites should only ever be small and a maximum should be specifically stated. Why should unsustainable sites ever be considered? The draft mentions specifically that unsustainable sites will be considered if mitigation occurs, why is this even being considered in the plan if the strategic aims of the NDP are truly towards sustainability and protection of the existing rural landscape?
Support	I am a little concerned that the use of term "small and medium size" is too general and too generous.
Do Not Know	If it's necessary to build, high design standards are crucial.
Support	However, given the number of proposed development sites around the Parish currently or expecting to get planning permission, each with their own requirements of social/affordable housing etc I cannot believe much more development would be necessary. It would be better to influence the developers

<b>What are your views on Draft Policy HO6.4 Rural Exception Sites? (page 110)</b>	
	and TWBC to get the right housing on these current sites allowed under normal planning policy rather than build even more homes on rural exception sites. What happened to the site assessments carried out earlier in the plan process in which the NDP would determine the necessary housing on each site? Would it would be better to progress this?
Object	Suggest this is reworded to say 'proposals to build isolated homes in the countryside will not be supported'/'
Object	"small or medium scale" is not very clear.
Object	3. I'm very concerned about the approach to Rural Exception Sites. How will different interests within the parish be given due weight? For example, residents of a small hamlet may have no need for additional housing but needs may exist in other areas of the parish. How will the views of the small numbers of people living in each of the outlying hamlets and farmsteads be weighed against the views of the majority of parishioners who live in the town of Cranbrook and wish to protect green spaces on their doorsteps? The consultation process so far has not been effective or reassuring in gathering the views of people in the outlying hamlets and farmsteads. Change 3. Draft Policy HO6.4 Rural Exception Sites a) Applications for development outside agreed allocations and away from the Limits to Built Development will not be supported unless it can be clearly demonstrated that they are small or medium scale, in response to local need (defined according to the scale of the application and the existing settlement), that they respect and enhance the distinct historic landscape character, and that designs are compliant with the High Weald AONB Design Guide and the Parish Council's EcoDesign guide for new buildings <sup>11</sup> . b) A small proportion of market housing on these sites may be permitted to facilitate this, so long as they are built to the same "tenure blind" standards as the rest of the development. c) Proposals for such schemes will need to demonstrate how the sustainability constraints of their location can be mitigated and satisfactorily overcome, including: <ul style="list-style-type: none"> <li>• are sustainable within existing transport networks</li> <li>• do not threaten existing views, historical landscapes and biodiversity</li> <li>• provide local employment</li> <li>• make use of local resources</li> <li>• enhance productivity</li> <li>• are sensitive to landscape settings</li> <li>• protect and enhance the environment</li> </ul> Policy Supporting Text 7.21 It is recognised that the most cost effective and efficient way to provide affordable housing for workers on low to medium incomes is to develop within the existing footprint of the parish. 7.22 Applications for developments for housing outside the main settlements will first need to show why sustainable development is not possible, as well as indicating how they might overcome the sustainability constraints of the location.
Object	Thin end of the wedge
Object	But only in truly exceptional cases for small - not medium scale development
Support	Must be small/medium and comply with the High Weald AONB Design Guide.
Support	Policy H06.4 In (a), "outside agreed allocations and away from Limits to Built Development" is possibly ambiguous. The first part presumably means "not on sites allocated for residential development under the Local Plan in force for the time being". The second part should mean "outside the Limits to Built Development", but the use of "away from" could be taken to exclude sites contiguous with the LBD, which would be unfortunate.

<b>What are your views on Draft Policy HO6.4 Rural Exception Sites? (page 110)</b>	
Support	Pge 112 Link to Lifetime Homes Guide @habinteg.org.uk is not working. Email to Teresa Rumble at Habinteg Oct 2020 gave this reply: The Lifetime Homes Design Guide can be purchased via the CAE website at <a href="http://cae.org.uk/product/lifetime-homes-design-guide/">http://cae.org.uk/product/lifetime-homes-design-guide/</a> However, the Lifetime Homes standard and various other local requirements for accessible housing were withdrawn from use by local planning authorities in England. The focus is now to set the requirements at one of three levels in the Building Regulations Approved Document M Volume 1: Dwellings: M4(1) visitable dwellings - the base default level requirement, which is the current Part M standard; M4(2) for accessible and adaptable dwellings - a new increased standard; M4(3) wheelchair user dwellings - a higher standard still (2015 edition with 2016 amendments " for use in England) The Lifetime Homes Standards is still referred to, however, and often stipulated in conditions set by Local Authorities (so we continue to get queries related to the guidance and the 16 point criteria, as well as providing the full Lifetime Homes Design Guide for purchase through our website), but housing developments in England should be using the current Building Regulations, as above. Kind regards, Teresa Rumble, NRAC Auditor Senior Access Advisor The Building Regulations Approved Document M (2016 amendments)Vol 1 Dwellings can be found at: <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/506376/AD_M_Corrigenda_SECURE.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/506376/AD_M_Corrigenda_SECURE.pdf</a>
Support	Does paragraph a) need to make it clear that the local need referred to is for local workers on low/medium income. Is there a need to differentiate between affordable and social housing?
Support	Houses should be limited for occupation by local (from within the Parish) people.
Do Not Know	Cranbrook and its ancient historic development should be carefully controlled. In the area, only Goudhurst, and perhaps Headcorn, has similar problems with regard to traffic as Cranbrook. Most others, e.g. Tenterden, Staplehurst, Benenden allow traffic to flow more easily through them.

<b>What are your views on Draft Policy CC2.1 Community Facilities? (page 115)</b>									
	<p>CC2.1</p> <table border="1"> <caption>Survey Results for Draft Policy CC2.1</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>83%</td> </tr> <tr> <td>Do Not Know</td> <td>13%</td> </tr> <tr> <td>Object</td> <td>4%</td> </tr> </tbody> </table>	Response	Percentage	Support	83%	Do Not Know	13%	Object	4%
Response	Percentage								
Support	83%								
Do Not Know	13%								
Object	4%								
Support	My fear is that we can build a hub but we are sorely lacking the community to go with it. Of our population of 7000 ish we have probably 30 people? who make the place happen.								
Support	I certainly agree with a growing population there is a need to encourage provision of services that support all ages. We actually need this now.								
Support	The town will be growing in the next few years, facilities must provided for leisure purposes.								
Support	Pleased to see that the need for accessible meeting space is identified.								

<b>What are your views on Draft Policy CC2.1 Community Facilities? (page 115)</b>	
Support	Must ensure adequate public transport, parking and public toilet provision
Support	High quality community facilities are essential to all kinds of support groups, classes, social activities which are vital to our health and wellbeing.
Support	There need to be more facilities for young people - both inside and outside in Cranbrook AND Sissinghurst. Need better communication/travel links between the settlements to allow ease of walking/cycling on a traffic free route with better path conditions. The Parish Council should use its powers to maintain and improve the public footpath network in the area to support outdoor exercise. The new traffic free cycle route to Bedgebury will be transforming for young people in Sissinghurst Need public toilets in Cranbrook urgently
Support	Para 8.3 on P 113 should include church events
Support	There is a need for facilities for various groups and perhaps particularly the young
Support	We need to provide facilities for teenagers to meet and 'keep them off the street'. A place that is theirs, providing indoor games such as snooker, darts and music. they need to be consulted & their ideas taken on board. the skate ramp in the Crane Valley was suggested by local teenagers many years ago & has proved to be very successful, encouraging youngsters from other Towns & villages.
Support	I care about community music making. The Cranbrook Town Band and the Cranbrook Orchestra used to rehearse weekly in Cranbrook. Now they can't. That says it all. When we lived here before, there was also a Cranbrook Music Society. World famous musicians came down to perform. Occasionally, they were broadcast on the BBC. It's gone....
Support	In my opinion we do not have enough open facilities for the youth of the area, but also is true that there aren't enough people volunteering to do things with this group. As a keen footballer (not so much these days due to age and injury!) and a passionate advocate for youth football, we as a community have awful, if no facilities for our 'national sport'. Years ago we used to have multiple youth teams ranging from U7's to U16's, with over 100 youth members. This took a big team of volunteers which dwindled but in my eyes, the main reason for the club folding slowly was the lack of facilities and support from the parish and local groups. People spent hundreds of hours trying to increase provision but had no support; I feel that the rugby club (which is a great set up) gets all the support and has facilities to work with whereas the football teams were not given the time and support they were crying out for. This was true of the adult teams who ended up playing in Benenden and Rolvenden instead of their home town which is the biggest town of the Weald - a little embarrassing.
Object	Introduction: Where are the regular Spring Plays, Autumn Musicals and Christmas Pantomines staged annually by the Cranbrook Operatic and Dramatic Society. Please add these to the list or ref/combine with the performing arts section
Do Not Know	I'm not quite sure what part 'b' means?
Support	Youth clubs should be encouraged, CCF facilities, which we used to have. We need youth leadership: Scouts, Cubs, Guides, Brownies. Stop Crane Valley being exploited by young people. More football clubs and basketball needed.

<b>What are your views on Draft Policy CC2.1 Community Facilities? (page 115)</b>	
Support	Existing facilities may not be fit for purpose and should not be enhanced so that they prevent new up to date facilities being built.
Object	Cranbrook ALREADY has community facilities to improve on or develop, without the expense of a new Community building (which would have huge problems with regard to ACCESS and PARKING) e.g. VESTRY HALL, LIBRARY, DOCTORS SURGERIES (which could all be brought up-to-date and modernised). Also, the church could be developed in its western end (as many other churches have done) to provide amenities such as a café, a meeting space etc, a situation which I understand the present vicar is in favour of. All these areas could be successfully developed with careful planning thus completely eradicating the need for the proposed Community Centre, housing area as is being planned, at enormous expense.

<b>What are your views on Draft Policy CC2.2 Provision of Health &amp; Well-Being Services? (page 116)</b>									
	<p>CC2.2</p> <p>A pie chart titled 'CC2.2' showing the distribution of responses. The largest slice is grey, representing 'Support' at 77%. A smaller blue slice represents 'Do Not Know' at 17%. The smallest slice is orange, representing 'Object' at 6%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>77%</td> </tr> <tr> <td>Do Not Know</td> <td>17%</td> </tr> <tr> <td>Object</td> <td>6%</td> </tr> </tbody> </table>	View	Percentage	Support	77%	Do Not Know	17%	Object	6%
View	Percentage								
Support	77%								
Do Not Know	17%								
Object	6%								
Support	If the location of these services is to be in a new multi-purpose building on Wilkes' Field, it should not be to the detriment of the historic buildings in the locality, or to significant views across the town. It could however be an opportunity to add a building of excellent design and visual value to the centre of Cranbrook. The development has to be mindful of the buffer zones in Draft Policy LN7.6.								
Support	But I am happy to be led by local healthcare professionals: if they believe (and there is evidence) that one larger centre is better than a few smaller GP surgeries etc, then that is the best thing to do.								
Support	The provision needs to be enhanced and evolve to serve the local area better.								
Support	Pleased to see reference to mental health and wellbeing recognised.								
Support	A single centralised GP practice is desperately needed, but it must be very well designed with future expansion of use in mind, and must have sufficient vehicular access								
Support	Lack of GP surgeries in Cranbrook.								
Do Not Know	Clearly there is a need for a health centre with ample parking easily accessible I am not sure that combining the community centre with a health centre is ideal. I presume the area where two of the GPs are and the centre at present unused has been considered ,there is plenty of parking it is accessible without having to negotiate Stone street or the High street.								
Support	This is a no-brainer surely.								
Support	Walking and cycling are free and it is now recognised by the medical profession that exercise should be prescribed and can help in a large number of medical conditions, including physical and mental conditions. The biggest impact the NDP and Parish Council could do is to maintain and improve the existing public								

<b>What are your views on Draft Policy CC2.2 Provision of Health &amp; Well-Being Services? (page 116)</b>	
	footpath network (both ground conditions, signposting and obstructions), provide a traffic free cycle route to Bedgebury from Sissinghurst via Cranbrook to encourage less car use by those able to walk. I agree that a new medical centre may be required but the Local CCG/NHS should be responsible for providing services/a new medical centre if required - parishioners money should not be used for this. If this is part of a community hall which will already take up parking in the central car park in Cranbrook then there will even fewer spaces left for community use if used by the medical profession with a larger number of car movements each day. I agree that any new centres should be easily accessible for the elderly and disabled. The Parish needs a minor injuries unit to prevent so much travel to Pembury hospital
Support	We are very happy with our GP service (Crane Surgery). However we appreciate that the current circumstances may need to change in the future. We would support a new centralised town clinic if it has an appropriate location, access and parking - and is supported by our medical professionals. If this was not at the old primary school site we would expect the buildings there to be treated with appropriate respect in any future development.
Object	Large medical facilities to see your GP are normally very in personal.
Do Not Know	We receive excellent treatment from Dr Hindmarsh at The Crane Surgery but accept that, with an ageing population, more facilities might be required.
Do Not Know	a) is supported, but b) is not. However, I suspect that b) will proceed, but I will miss the traditional, efficient and personal "Crane Surgery"
Support	CC2.2(a) This is the only policy in this chapter which expressly cites landscape, sustainable travel and car parking as relevant considerations. These considerations (as well as other matters dealt with elsewhere in the Plan) are surely relevant to all the Policies in this chapter.
Support	Putting all GPs together in one site is a good idea. Also we could do with another Pharmacy and this could be within the new Gps surgeries
Support	But remember young mothers, toddlers and elderly want ground floor access to doctors etc.

<b>What are your views on Draft Policy CC2.3 New Community Centre for Cranbrook? (page 117)</b>									
	<p>CC2.3</p> <p>A pie chart titled 'CC2.3' showing the distribution of responses to Draft Policy CC2.3. The chart is divided into three segments: a large grey segment for 'Support' at 67%, a blue segment for 'Do Not Know' at 22%, and a smaller orange segment for 'Object' at 11%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>67%</td> </tr> <tr> <td>Do Not Know</td> <td>22%</td> </tr> <tr> <td>Object</td> <td>11%</td> </tr> </tbody> </table>	View	Percentage	Support	67%	Do Not Know	22%	Object	11%
View	Percentage								
Support	67%								
Do Not Know	22%								
Object	11%								
Object	Not needed. Vanity project. Cranbrook centric - ignores Colliers Green, Hartley, Sissinghurst								
Support	see 51.								
Support	This policy will have to be renamed if current proposals are accepted. The new community (?) centre could be an opportunity to add a building of excellent design and visual value to the centre of Cranbrook, however whatever is built on								

<b>What are your views on Draft Policy CC2.3 New Community Centre for Cranbrook? (page 117)</b>	
	Wilkes' Field should not be to the detriment of the historic buildings in the locality, or to significant views across the town. If this is where public toilets are to be located, a Changing Places toilet should be included. The development has to be mindful of the buffer zones in Draft Policy LN7.6.
Do Not Know	Concerned that the location of some businesses in the community centre might undermine established or nascent businesses in the High st. and Stone st.
Support	Why not? I'm sure this would benefit a lot of people and encourage new clubs and uses.
Support	Definitely important for different groups and societies to have a meeting place, and somewhere with proper disabled facilities. The Vestry has served its purpose and now we need something 21st century.
Support	The sooner the better.
Support	Needs to be big enough and have the facilities for local wind and brass bands and orchestras to use, with changing rooms and audience facilities and to ensure that there are good acoustics in the building. Need to ensure that there is additional parking for such a facility and it does not just rely on the existing parking in regal car park and other local car parks
Object	see before - assess what is really needed and do a proper audit of what there is ( a great deal of varied spaces already exist). Arguably it is far better to have a range of flexible spaces than one 'all singing all dancing space' that may turn out to be NOT what is wanted 5-10 years down the line. Avoid potential vanity projects from a small clique. It is far more sustainable to make better use of what there is and make adaptations where required
Object	I thought the community centre would be Providence Chapel cranbrook. Why do we need two?
Support	I hope it will include enough space for a cinema. Having a film club at Cranbrook School does not serve the town's needs.
Object	Does the proposed community centre have the full support of the local community? I thought an earlier commissioned report had proven the contrary. The Parish Council is already asking for funding through Section 106 contributions from proposed local developments. It is a contentious issue so a consultation process is welcome.
Do Not Know	We voted against the initial proposal for the community centre as we felt it had not been costed properly and we couldn't see how it could be afforded. Whilst it may well provide useful space for community groups, it is an expensive project.
Support	The Caretaker of the Community Centre should live on-site in one of the new dwellings.
Support	Long overdue. Continued promotion of the benefits needed in order to avoid another catastrophe with objectors.
Support	But the buildings in the town which currently provide some community facilities must not be abandoned.
Object	Do we need a new community centre??
Object	Cranbrook does not need a new community centre. This is not London although some are trying to make it so
Support	A central hub which can be accessed by all will help support local groups

<b>What are your views on Draft Policy CC2.3 New Community Centre for Cranbrook? (page 117)</b>	
Support	Very important to find the right design for this - not just the cheapest. Some exciting and innovative architecture should be used. If, as has been suggested, a medical centre is part of a community centre there will be very little space after enough space has been allocated to the growing medical needs of a larger population 8.13 What percentage of these 28 dwellings were affordable?
Support	Policy Supporting Text 8.13 Link to planning portal and planning permission does not work. Perhaps due to fact that you need to be logged into the planning portal in order to view. Could a pdf of the letter be made available within the Plan? Planning site reference 16/503953
Do Not Know	Is this a policy that may be too controversial and, thereby, jeopardise the entire Plan?
Support	Wise decisions are needed to avoid building too large a development which is not self financing. The cost must be reasonable. Do not burden future generations with excessive loans.
Support	A community centre and town square on and around Wilkes Field will be wonderful for bringing the two sides (either side of Crane Valley) of Cranbrook together.
Object	I am very much against this development for reasons stated elsewhere.

<b>What are your views on Draft Policy CC2.4 New Village Hall for Sissinghurst? (page 118)</b>									
<p>CC2.4</p> <table border="1"> <caption>Views on Draft Policy CC2.4</caption> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>72%</td> </tr> <tr> <td>Do Not Know</td> <td>25%</td> </tr> <tr> <td>Object</td> <td>3%</td> </tr> </tbody> </table>		View	Percentage	Support	72%	Do Not Know	25%	Object	3%
View	Percentage								
Support	72%								
Do Not Know	25%								
Object	3%								
Object	Not needed								
Support	I live in Wilsley Pound. I would have thought this a good idea but those in Sissinghurst who actually live there are best placed to comment.								
Support	It would be worth mentioning local activities that would be made possible by the new village hall e.g. fitness classes, yoga, youth clubs etc. This would encourage/support local small businesses, as well as tying in with the parish's desire to improve mental health and reduce vandalism/anti-social behaviour (as mentioned in para 8.4).								
Support	Need to ensure adequate off-road parking								
Support	Have commented previously on external design								
Support	External design needs improving as commented previously								
Support	I hope the village hall would be built BEFORE any other building takes place to ensure it is built.								
Support	It is desperately needed as the old hall is falling down - do not lean on the porch.....								
Support	The existing village hall has served the community well since 1914 and its "Tin-Tabernacle" design is a character building in the village. This character must be continued in any replacement village hall. The current design put								

**What are your views on Draft Policy CC2.4 New Village Hall for Sissinghurst? (page 118)**

	forward needs a dark-green corrugated steel roof and sides to mimick the existing structure. A tile/slate roof and exposed external brick walls will not suffice. A boring brick and tile box with no character will not do.
Do Not Know	Can't really comment fully as i do not have an invested interest in Sissinghurst as I do Cranbrook.
Do Not Know	I rather like the quirky charm of the St George's Institute and feel it could be renovated - but that's just me.
Support	Much needed.

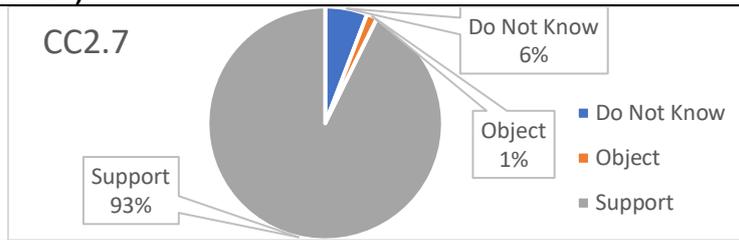
**What are your views on Draft Policy CC2.5 Preserve and Enhance Cranbrook Library? (page 119)**

<p>CC2.5</p> <p>A pie chart titled 'CC2.5' showing the distribution of responses to Draft Policy CC2.5. The chart is divided into three segments: a large grey segment for 'Support' at 87%, a blue segment for 'Do Not Know' at 10%, and a small orange segment for 'Object' at 3%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Do Not Know	I think time will impact the need for a library
Support	The services and benefits of libraries extend far beyond literacy and education, and need to have adequate space. Will this be available if the Library becomes part of a new multi-purpose building?
Support	Very important.
Support	Yes. Need to enhance and move the library on to be more accessible to the public with better services. This needs investment to use an under utilised resource in my opinion and to adapt to today's needs.
Support	This is already an excellent facility with lots of space for books, computers and other things such as dvds and cds. But it is looking very tired and needs updating. Refreshments would be nice too.
Support	I'm not sure there would be sufficient space in the proposed community centre.
Support	I agree that the library should be preserved but if it moves into the community centre then this should be funded by KCC or the land of the existing library given to the community as the Parish should not fund the library.
Support	Suggest expansion could include teenage/adult education
Support	If in a joint use building the Library is bound to be compromised, existing building needs to be supported
Support	This is a valuable local facility and must be retained and enhanced. It has the space for other groups to hold meetings, talks and as a gallery as well.
Support	An important facility for schoolchildren, those without computers and the elderly.
Do Not Know	I do not use this facility, however I am sure it is important for some
Do Not Know	There will almost certainly be limited space for the library in the community centre, especially if there is to be medical centre in the building too.

<b>What are your views on Draft Policy CC2.5 Preserve and Enhance Cranbrook Library? (page 119)</b>	
Support	Should the supporting text refer to other facilities being offered, such as Citizens Advice Bureau?
Support	Library should include computer facilities.
Object	See 51

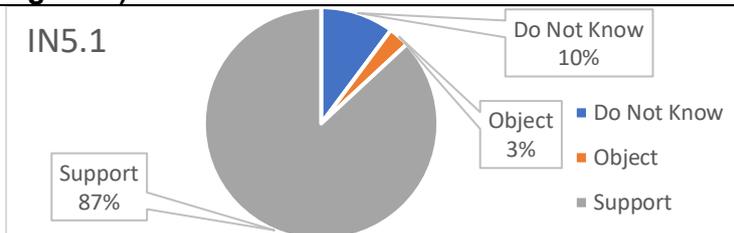
<b>What are your views on Draft Policy CC2.6 Performing Arts? (page 120)</b>									
<p>CC2.6</p> <table border="1"> <caption>Data from Pie Chart</caption> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>80%</td> </tr> <tr> <td>Do Not Know</td> <td>19%</td> </tr> <tr> <td>Object</td> <td>1%</td> </tr> </tbody> </table>		View	Percentage	Support	80%	Do Not Know	19%	Object	1%
View	Percentage								
Support	80%								
Do Not Know	19%								
Object	1%								
Do Not Know	As far as I am concerned that aren't any premises and facilities to maintain and enhance the professional performing arts. If this could be included within the community centre that would be excellent.								
Support	I support this idea.								
Support	Needs to be big enough and have the facilities for local wind and brass bands and orchestras to use, with changing rooms and audience facilities and to ensure that there are good acoustics in the building. Need to ensure that there is additional parking for such a facility and it does not just rely on the existing parking in regal car park and other local car parks								
Do Not Know	Is the Queen's Hall at Cranbrook School not sufficient?								
Support	See above. The Choral Society and CODS still thrive, as do some other singing groups. The Cranbrook Singers has folded. The Church Choir no longer has children in it. There is no Director of Music at Cranbrook School, and little seems to go on in the other Cranbrook state schools, whereas it was really humming a generation ago. Sad.								
Support	See my answer previously. 8.3 Cranbrook Choral Society should be mentioned here Local performing arts events could be easily supported by the parish simply by having access to free or subsidised advertising and editorial in the Parish Cake and the PC's 'in the know' etc.								
Support	Maybe add 'Future use of the Crane Valley/Town Square for al fresco events and concerts'								
Support	Cranbrook School Queens Hall is a great asset and allows the town to benefit whilst enhancing the school's public image.								
Support	Mention should be made to the wonderful acoustics and space available in St Dunstans Church building, for concerts and other musical and arts events. The enhancement and use of this building should be promoted								

**What are your views on Draft Policy CC2.7 Preserve and Enhance Cranbrook Museum? (page 121)**



Support	The Museum is another example of the importance of the town as a centre of education. The supporting text in this section should contain more detail about the importance of the building itself as a teaching aid, as well as the very specific services that are provided for different age groups by those who volunteer there, both locally and across the world. The importance of the Museum Garden, and the path to it, should be included in this policy as, in addition to being a beautiful setting, the history of the immediate area, the role that the garden plays in education, its importance as an area of biodiversity, and the opportunities that it affords for health and well-being need to be more widely recognised.
Support	It's such a treasure!
Support	Yes. We are lucky to have this resource and should maximise its potential by looking to the future and investing accordingly.
Support	This is a super thing for Cranbrook to have. It should have greater prominence.
Support	Strong support but not sure about expansion
Support	This is a most valuable and possibly under-used asset
Support	This building should definitely be retained for the museum and not permitted for any development in the future
Support	Another great facility that should be promoted more for our tourism.
Support	I agree - this museum is a hidden gem and should be more widely publicised.
Support	Cranbrook Museum must be maintained. It holds the most amazing collection of historical artefacts, paintings and documents all housed in a wonderfully preserved building of high architectural quality. The setting and garden reinforce its importance as a valuable cultural and historical site.
Support	An important part of the town - perhaps should be publicised more?
Support	A local treasure. A very good rural museum.
Support	There can be little improvements with the existing Museum offer without substantial support from public finances.
Support	Keep the building as the museum and perhaps building a 21st century archive building alongside it.
Do Not Know	'Sensitive expansion on the current site' sounds frightening - what does this mean Genealogy resources should be further advertised as this could be a huge asset and bring in many more visitors both in person and online
Support	Extremely endearing heritage asset which is valued by the community and generates tourism. It provides a captivating store of locally sourced antiquities that portray life in the parish during the ages.
Support	This is a superb museum in the heart of Cranbrook, run by a dedicated group. They deserve to have their museum protected and money spent on it to up-date it.

**What are your views on Draft Policy IN5.1 Provision of Enhanced Broadband and Mobile Data? (page 123)**



Support	Not enough is being done on this subject and needs to be considered particularly in the light of increased homeworking. Enhanced broadband and mobile services should be available to all. It seems only some areas can benefit at the moment.
Object	Priority should be given to providing Fibre-to-premises for all areas of Cranbrook and Sissinghurst overriding points b) and c) which should be removed.
Support	I don't personally have any difficulties with my broadband or mobile signal although I know it's a problem for some. I've found the mobile signal in the town centre can be patchy.
Support	...as long as any new masts are unobtrusive
Support	See Q.22
Support	Strongly support.
Support	Generally, should the Plan include Policies on future applications for; reservoirs or other forms of water storage, to meet the needs of a growing population; and battery storage facilities, such as the one constructed and recently enlarged in a prominent location in the AONB, between Glassenbury Road and Angley Wood, which remains a significant eyesore? Policy IN5.1 Landscape considerations are also relevant to the siting of poles and masts, especially in the AONB.
Support	Technology is the forefront of modern living - and is also pivotal for modern-day business.
Support	St Dunstan's tower could surely be used as a site and provide well needed income for the church
Support	'telemedicine' needs to go into the glossary
Support	Supported in but one respect. The stated speed is 100 mb/s is not achievable without blowing fibre to every residence. (FTH). This leads the policy open to removal as it is unduly prescriptive on developers, with no supporting evidence as to how it was arrived at. The Government target for superfast broadband is defined by Ofcom as a minimum of 30mb/s. This has the backing of the Govt. and is a nationally recognised standard. Providers can deliver >70 mb/s over a standard phone line without requiring a full fibre roll out, which a developer could quite rightly object to. Change the target to the OfCom standard of a minimum of 30mb/s.
Support	Does the supporting text need to be updated to refer to changing work patterns as a result of the pandemic?
Support	Very important. Some parts of Cranbrook and Sissinghurst broadband delivery is unreliable.

**What are your views on Draft Policy IN5.2 Provision of Electric Vehicle Charging Points? (page 124)**

<p>IN5.2</p> <p>A pie chart titled 'IN5.2' showing the distribution of responses to Draft Policy IN5.2. The chart is divided into three segments: a large grey segment for 'Support' at 80%, a blue segment for 'Do Not Know' at 14%, and a small orange segment for 'Object' at 6%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	We need to look to the future and plan accordingly for the required need.
Support	Should be an increasing provision over time which does not take away funds required for more urgent needs
Object	Electric charging points should not be at the expense of existing car parking places. Parishioners should not have to pay for supplying electricity to cars which are not their own so charging points should be a pay meter. If not, Sissinghurst residents will not only be paying towards normal car parking spaces they can rarely use as they are full with long term parkers, they will be paying for such people to travel round the country whilst having to pay still for their own car fuel.
Support	Also provide infrastructure for charging at each new dwelling garage or driveway
Support	Enforce in planning applications the provision of electric charging point(s) in a garage where the housing proposal includes a garage.
Support	As it is Government policy to phase out petrol and diesel cars in the not-too-distant future, it will be essential to provide sufficient charging points. Quite how many this should be is a bit of a mystery!
Do Not Know	I'm not convinced by electric vehicle's yet - sceptic!
Support	Provision of EV charging points should be to all households with on plot parking regardless of tenure and 1 dual socket pillar between 2 park places off plot.
Support	New housing should include this facility.
Support	Already provided in Jockey Lane. No other parking spaces should be used for this purpose.

**What are your views on Draft Policy IN5.3 Low and Zero Carbon Energy Production? (page 125)**

<p>IN5.3</p> <p>A pie chart titled 'IN5.3' showing the distribution of responses to Draft Policy IN5.3. The chart is divided into three segments: a large grey segment for 'Support' at 80%, a blue segment for 'Do Not Know' at 17%, and a small orange segment for 'Object' at 3%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p>	
Support	Well considered views.
Support	Excellent!
Support	Absolute priority. Everybody, especially planners and builders must provide a carbon neutral solution to all planning.

<b>What are your views on Draft Policy IN5.3 Low and Zero Carbon Energy Production? (page 125)</b>	
Support	Should be an increasing provision over time which does not take away funds required for more urgent needs
Support	Need to ensure that there are no mass developments of solar panel fields
Support	Proposed housing developments have done the minimum to address climate change and TWBC Zero Carbon 2030 policy. We should definitely support the High Weald AONB's low carbon and green technologies policies and do as much as we can locally.
Object	Policy IN5.3 Many such proposals are harmful to the countryside, including both onshore wind farms and solar panel arrays on greenfield sites. I do not think that there is scope for hydro-electric power generation in the Parish, without causing significant harm to the landscape and biosphere.
Support	Should mention be made here of support and permission being granted to current residents as well as new developments?
Support	Gas boilers should not be installed in any new dwelling built from end of 2020
Support	Can this policy be extended to include existing properties which are applying for planning permission to carry out alterations?

<b>What are your views on Draft Policy IN5.4 Sustainable Drainage? (page 126)</b>									
	<p>IN5.4</p> <p>A pie chart titled 'IN5.4' showing the distribution of responses to Draft Policy IN5.4 Sustainable Drainage. The chart is divided into three segments: a large grey segment for 'Support' at 86%, a blue segment for 'Do Not Know' at 13%, and a small orange segment for 'Object' at 1%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>86%</td> </tr> <tr> <td>Do Not Know</td> <td>13%</td> </tr> <tr> <td>Object</td> <td>1%</td> </tr> </tbody> </table>	View	Percentage	Support	86%	Do Not Know	13%	Object	1%
View	Percentage								
Support	86%								
Do Not Know	13%								
Object	1%								
Support	This is so important, in one 'meet the developers' session I attended I was shocked how uninterested they were in coping with sewage down stream. Seeing flooding on the road at St David's Bridge, surface water is a big issue								
Support	Should water management/drainage related to drought also be included in this section?								
Support	Too many developments do not seem to consider this provision fully. Well written proposals in this section.								
Support	Very important area to address								
Support	SouthEast Water have a terrible record when it comes to pollution and dealing with waste. Sissinghurst Sewage Station not adequate.								
Support	Agree, especially given climate change and the increasing rainfall. Councils should do their bit by ensuring that drainage channels are kept clear of debris Householders should not be allowed to tarmac or hard surface over gardens and driveways as this increase flood problems in urban areas.								
Support	Water harvesting is expensive and difficult Please lets not talk about Green roofs!								
Support	Very important that future building work does not result in an increase in flooding.								
Support	Very important as flooding is becoming more frequent.								
Support	'Swales' and 'attenuation basins' might need to go in the glossary								

<b>What are your views on Draft Policy IN5.4 Sustainable Drainage? (page 126)</b>	
Support	Does paragraph b) need to be 'beefed up'? Should we not be expecting better than effective measures?
Support	The top of Crane Valley Nature Reserve should be dammed so storm water floods the plain not Cranbrook centre. Developers are not taking into account all the other development in the Crane Valley
Support	Regular monitoring of existing drainage via town to Crane Valley is important. PC should get involved.
Support	Strongly support. We have seen the effects of too much water in a short time in the Crane Brook recently.

<b>What are your views on Draft Policy IN5.5 Allotment Gardens? (page 127)</b>									
	<p>IN5.5</p> <p>A pie chart titled 'IN5.5' showing the distribution of responses to Draft Policy IN5.5 Allotment Gardens. The chart is divided into three segments: a large grey segment for 'Support' at 87%, a blue segment for 'Do Not Know' at 12%, and a small orange segment for 'Object' at 1%. A legend to the right of the chart identifies the colors: blue for 'Do Not Know', orange for 'Object', and grey for 'Support'.</p> <table border="1"> <thead> <tr> <th>View</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support</td> <td>87%</td> </tr> <tr> <td>Do Not Know</td> <td>12%</td> </tr> <tr> <td>Object</td> <td>1%</td> </tr> </tbody> </table>	View	Percentage	Support	87%	Do Not Know	12%	Object	1%
View	Percentage								
Support	87%								
Do Not Know	12%								
Object	1%								
Support	New allotments should be of different sizes, to allow for different personal circumstances. For example, smaller starter plots could help to encourage people to "have a go"™, and access the health and well-being opportunities that allotments can provide.								
Support	Very important, especially in the light of the pandemic.								
Support	Very valuable facilities and assets for the town.								
Support	As long as there is a need then why not provide allotments for those who require them. Having said that tighter controls on those who do not look after them should be made., possibly by reclaiming them back quicker if neglected and someone else could use.								
Support	Could this policy please mention Sissinghurst as well? Currently several people from Sissinghurst enjoy allotment space at Cranbrook but it is wasteful and polluting to travel to Cranbrook for this purpose (because we all go by car) and seems to rather defeat the object of growing healthier vegetables and fruit,.								
Support	I do feel there should be greater emphasis on this subject especially in the new developments. With a larger population there will probably be more demand.								
Support	Excellent!								
Support	Very good ideas								
Support	I think I have made it clear that I support the existing allotments, so sure, I would support new ones being built too.								
Support	Sissinghurst needs allotments.								
Support	Also support more tree planting generally in public spaces as well as private gardens as there are many applications for tree felling.								
Support	This policy requires full support and has become vital to some people during the pandemic. Wellbeing in the Weald has been running sessions in the Oatfield Drive allotments and recent research has proven to support the beneficial effects of gardening and the outdoors on improved mental health. Local food banks might well be able to use local produce from allotments. It is possible that								

<b>What are your views on Draft Policy IN5.5 Allotment Gardens? (page 127)</b>	
	food shortages may occur because of Brexit so the more fruit and vegetables that can be grown locally will be useful.
Support	Very important for the well-being of local gardeners and the benefit of wildlife.
Support	The allotments must have legal protection against any future housing developments, especially the section of the garden owned by KCC.
Support	Brick Kiln Farm development hasn't any such provision.
Support	The more allotments the better, so as to encourage children and adults to learn where their food comes from, exercise and wellbeing and good diet. perhaps have some smaller allotments as well.
Support	Essential for the community to enjoy together
Support	Formatting issue - the a) b) c) etc seems extra bold!
Support	Allotment on Frythe Estate should be improved.
Support	As an allotment grower for over 20 years I can vouch for the health and social benefits.
Do Not Know	These should be allowed to be continued on their present site, as they provide many people, of all ages a great deal of pleasure.

<b>Please let us know any comments you have on the Projects List.Â</b>	
	All good
	Some form of 24hr toilets are essential, people regularly pee in the horse entry passage and recently I had to clear up two lots of human excrement from that path. I'm guessing it is probably the same people that destroy the existing facilities that do this sort of thing? Strange things, humans, wouldn't want one as a pet!
	It should be made clearer that these ideas came directly from public engagements.
	Very ambitious! If only all of those things were possible - I suspect that not all are.
	Excellent choices. What criteria might be applied to prioritise them?
	All good
	Lots of positive and decisive projects. Each has their merits.
	m) The project list on page 129 refers to ensuring safer crossing within the vicinity of all schools in the parish. However, the children at the school at Colliers Green are not required to cross the road " there is a new car park on the school site, and no reason at all for any children to ever cross either the Marden or Colliers Green Roads; nor is there any pavement for them to cross from or to. This item on the list should therefore be changed to "Safer crossing where necessary within the vicinity of schools."
	This is an excellent list of projects. We will all have our favourites. I have to question 'address parking in Sissinghurst' as I hope this is not a threat of banning parking in the Street - the on-street parking is the only thing that keeps us safe, has at least some impact on speeding motorists, enables our village shop to attract passing trade etc.
	The project list on page 129 refers to ensuring safer crossing within the vicinity of all schools in the parish. Children at the school at Colliers Green are not required to cross the road " there is a new car park on the school site, and no reason at all for any children to ever cross either the Marden or Colliers Green Roads; nor is there any pavement for them to cross from or to. This item on the list should therefore be changed to "Safer crossing where necessary within the vicinity of schools."
	Generally support them all.

**Please let us know any comments you have on the Projects List.Ā**

The Wellbeing in the Weald Community allotment; it would be helpful to make it clear this is a requirement for both Cranbrook and Sissinghurst. There is at least one 80+ allotment tenant travelling by bus to Cranbrook from Sissinghurst. With more housing both communities need this facility.

Colliers green should not be included - no infrastructure and the road network will not support

excellent list

Extension of Crane Valley reserve; excellent idea, Tourist office important. Providence Chapel MUST be restored and be made useful. I support St Dunstan's being used as flexible space for community activities. Many pews could be removed. If space used imaginatively it could replace the need for a Community centre. Reduce speed limits on A229 and High St. Install cameras. New cycle route to connect Sissinghurst & Bedgebury would be great.

None

\*cough cough\* outdoor gym \*cough\* I also like the Sissinghurst > Bedgebury cycle path and the Mobility Audit.

Lots of good ideas here but this stands on its own in the plan and needs more explanation. The projects need to have timescales and responsibilities - who and when will they be carried out? Are they all agreed or are they suggestions? Are they part of the policies or separate from them? Definitely need public toilets in Cranbrook - the town is like a third world country without these. Need these before you have any more tourists Access & Movement - the Parish Council have the powers to improve and maintain existing public footpaths to encourage greater useage and improve the health of the Parish. There are existing "Grot" sites that need resolution - eg. the footpath through the middle of the Fryth which is in a "tunnel" of overgrown trees, poor ground surface and rubbish tipped all down it. Make Parishioners proud of their environment. 20mph on Common Road and The Street, Sissinghurst is needed and restriction to HGV's and tractor and trailers from Friday's along Common Road and past the school Traffic speed reduction is needed in Sissinghurst at all entries with greater power given to pedestrians. Poor signage when entering Common Road from the A229 needs improving. Need a pavement from the Sissinghurst primary school upto the Frittenden Road Need a much wider and improved pavement along the A262 from Sissinghurst village to the Castle as the current one is too narrow and is dangerous. Can only walk in single file yet families have to walk to the castle along this route - not acceptable. A mobility audit across the Parish would be a good idea. Restricting parking in Sissinghurst will increase speed of passing traffic and may cause shop to become unviable so shouldn't be done except with a lot of prior planning. Ease of walking between key locations in Parish is required so improvements to existing paths and provision of pavement from Cranbrook to Golford Cemetery is required. If this was a cycle path to Dulwich school then children could cycle there. Traffic free cycle path between Sissinghurst and central Cranbrook should also reduce number of school car trips

Reduce Speed on A229 to 30 mph All local roads to 40 mph inc Glassenbury Rd and Swattenden Lane

Under 'Access and Movement' there is mention of a project regarding safer crossing within the vicinity of all schools in the parish (although this is not included as a policy elsewhere in the document). This is not really relevant to Colliers Green school which is on a rural site with no requirement for pupils to ever need to cross either the Marden or the Colliers Green roads.

**Please let us know any comments you have on the Projects List.Â**

I feel that HGV's should be prevented from using The Street, Sissinghurst if it is possible. I am not sure that lowering the mph would have much effect if current behaviour is to continue. Although I think widening pavements in Sissinghurst is a good idea I am not sure where people who live on The Street will be able to park unless provision is kept,

A great comprehensive list!

More (sensitive) signage for nature walks and tourist attractions such as the museum a good idea. Vandalism is appalling but not sure how this could be dealt with. More facilities for the young? Will the jobs attend clubs or just continue to destroy other's work? Lower speed restrictions throughout the area.

Add speed-limits of 20 MPH in certain narrow rural lanes e.g. Mill Lane, Sissinghurst. "Address parking in Sissinghurst" is going to need a lot of careful thought. Current parking is designed to slow-down through traffic.

Crane valley nature reserve - no need to extend. Itâ€™s actually used by very few people, mostly students looking for somewhere to hang out. We really need public toilets. A pool hall would be great addition. A review of the Cramp club is needed - why in this day and age do we have an exclusive menâ€™s club (that doesnâ€™t appear to welcome anyone not born and bred in cranbrook). Change this into a social club for community family use or a pool hall or similar for everyoneâ€™s use.

Coach parking is so very important, together with public toilets. The project list includes most covers the needs of the Town. Some more pressing than others but all so important. A report on how these projects are progressing would be welcomed.

Nothing to add.

Important are the extension of the Crane Valley Nature Reserve and TOILETS!

What is the intended status of this document? It contains some things that are not mentioned in the preceding chapters and others that are mentioned, but do not form part of any Policy. An example is the speed limits listed under Traffic. Either the list should be limited to those things which are supported under the Policies in the Plan, or it should be described as simply a list of potential actions raised during the formulation of the Plan.

Community centre - feel this is important as buildings such as the Scout Hut are aging so this may assist groups like this have better facilities. Improve playground facilities in the parish - I do not have children, however have nieces / a nephew who I would love to take to a nice park locally. Instead, I am more likely to go to Benenden as it has more about it. Cranbrook Football Club â€™ new facilities - as mentioned before, this for me is what I would love to see back in our community. I think the plan should read 'Facilities' rather than 'new facilities' as there aren't any!!! Fostering international links - my aim is to get to Cranbrook in WA, Australia (used to live in Oz and never got there!!!) Preventing vandalism & anti-social behaviour - difficult to do based on today's policing model and the lack of things for teens to do. Form project group to achieve Sissinghurst Castle to Bedgebury cycle way - great idea! Traffic - Please ensure there is consideration for us firefighters to get to the station in our vehicles (majority from the Frythe side of the town) and that we can access the whole town and the joining roads effectively! Reduce speed limit to 30mph on the A229 in its entirety - this is where I live and I would love to see this, especially as we have a school along here. So many people travel excessively here anyway, and not sure 30mph would slow them down - enforcement would though so needs to be a joint approach. Directional signals on stone street - again, selfishly I would want firefighters answering to their pagers a quick, easy drive to the fire station meaning that priority would have to be from the bottom part of stone street to enable them to get through without needing to wait and give way - something to consider.

<b>Please let us know any comments you have on the Projects List.Ā</b>
Any help that can be given to support St Dunstan's church becoming a flexible space that can be used more by the community, eg farmers' market, concerts, wedding receptions. In order for ths to happen there is a need for toilet and kitchen facilities and this may require parish planning applications so the hope is the parish would be willing to support such changes
Add provision of interesting cycle racks in Access... Improvement of surrounds of the mill and the path up the hill to it (railings and raised footpath etc)
A couple of possible extras. Tennis courts at Weald Sports Centre should be converted to a multi use outside facility - including 5-a-side etc. Preventing vandalism etc - involved local schools in some form of outreach
Add U3A to community groups to be supported Strongly support Access and Movement project to achieve car free cycle way from Sissinghurst Castle to Bedgebury via the town and village hubs. C&C Public toilets in Cranbrook and Preventing vandalism and anti social behaviour. Continued support for Cranbrook in Bloom, CODS and community groups. Community outdoor space, centre and health centre. Landscape and Natural Environment - Extend the Crane Valley LNR and protect with 50m buffer
It is rather long for a Projects List, and some of the items do not really constitute projects as such, e.g. Cranbrook in Bloom. Would it be worthwhile separating out recognisable projects for which funding will be sought? These should correlate with projects mentioned in the body of the Plan.
Priorities - activities for young people. Facilities/space for older generations Public toilets in Cranbrook More allotments More cultural activities
Priorities: 1. Those the community can do 2. Those the Parish can do 3. Those TWBC can do 4. Those KCC can do 5. Those planning policies can do (i.e. developers)
1. Important that town has adequate public toilets. Sissinghurst toilets by bus stop are good. Cranbrook has been left behind and 8a.m. – 6p.m. should be provided. 2. The police are unable to enforce 40mph on A229 at present. 30mph by High Weald School is sensible but it must be enforced. 3. We need more special constables and traffic wardens.
There should be a "community calendar" kept up to date weekly giving details of all events within the Parish put on by community groups, clubs, societies etc to support the groups & bring people together. At present people (generally) do not know what things are going on.

<b>64. Please let us know any comments you have on the Objectives &amp; Policies Table.</b>
CC2.6 Performing Arts - that there should be provision for visiting professional musicians to give concerts, and fully equipped space for touring exhibitions.
No comment
As far as I can see this table is completely meaningless because the numbers in the right hand column do not refer to any numbered objectives elsewhere in the text.
No comments
None
thank you for the astonishing amount of work that has gone into producing the NDP

<b>64. Please let us know any comments you have on the Objectives &amp; Policies Table.</b>
I know the government and planners are riding rough-shod over the locals but HAVE A CARE!
I am so impressed at the work that has been done.I will not be here to see the benefits.
??
Nil
I cannot comment as I am not conversant with the information given
CCAAC: add an"s" to Area in the description box, and add "of Cranbrook, Sissinghurst, and Wilsley Green".
No
Nothing to add
Excellent.
This makes no sense unless there is a key and it is next to the policy concerned so that you can reference the policy.
Good addition to plan
Is this table in the wrong place, should it be closer to the Objectives section itself to prevent the need to flick from the beginning to the end of the Plan, and vice versa?
Congratulations to all who have contributed to this Neighbourhood Plan but it is very important that TWBC does not put pressure on rural areas to take development that is not suitable for them.
The policies should be presented in the same order as listed in the Executive Summary.

# Appendix 3

## All other responses received

## All other responses received

	Response
1	<p data-bbox="268 309 507 338"><u>Countering Traffic</u></p> <p data-bbox="268 383 1329 488">With the 400 dwellings proposed for the Crane Valley, we need to assure that the developers put safety first and provide plenty of alternative options for reaching Cranbrook Town centre and the High Street of Sissinghurst.</p> <p data-bbox="268 528 1385 741">We need more safe cycle lanes as an alternative to the car, and developers need to invest in these as well as protecting existing footpaths over the proposed Area of Outstanding National Beauty through the Crane Valley. pavements need to be safe and connect Cranbrook to Sissinghurst. Also there needs to be safe crossings for children going to the High Weald Academy and safe walk ways for children walking to school.</p> <p data-bbox="268 781 600 810"><u>The Natural Environment</u></p> <p data-bbox="268 855 1337 920">It is vital that any new developments make a positive contribution to the ecological networks and biodiversity of the parish.</p> <p data-bbox="268 960 1385 1317">We need to encourage developers to leave large areas of wild spaces to demonstrate a net gain for nature. Protecting special places for nature conservation is important for wildlife and educational opportunities. If there are plenty of wild spaces, woodland areas, water features etc schools may be encouraged to bring into their curriculum more education on the natural environment and practical outings including the possibility of developing forest school areas for both Primary level and Secondary level. Perhaps the developers could also be encouraged to invest in creating special areas for forest school and other outdoor activities where children can develop their knowledge of the natural environment. Also ponds, native hedging and wildflower meadows to be encouraged.</p> <p data-bbox="268 1357 1350 1422">Any new space needs to be enhanced with careful planting to attract wildlife and to protect the distinctive green feel to the parish.</p> <p data-bbox="268 1462 539 1491"><u>Design and Heritage</u></p> <p data-bbox="268 1536 1353 1713">What is added to our parish must help it to thrive and be a better place to live, work and visit. Cranbrook Town is a thriving centre which we want to keep busy and thriving. Any new developments need to make a positive contribution to the ecological networks and biodiversity of the parish, and the AONB needs to be enhanced and preserved.</p> <p data-bbox="268 1753 1350 1818">Sensitive building is important that connects the environment of Cranbrook and the surrounding villages. We need to ensure the public spaces and the views that we</p>

	<b>Response</b>
	<p>treasure are preserved, and that connecting foot ways and cycle routes to the town enhance existing infrastructure. Any new buildings need to fit in with the style and rural look of the town and surrounding villages.</p> <p>The dark sky around Cranbrook and the AONB is an asset to be treasured. The 400 new homes proposed in the Crane Valley means more lighting, so Low level lighting is essential to prevent over pollution of our sky together with less lights per metre, so future generations can continue to enjoy the sky at night.</p> <p><u>Culture and Community</u></p> <p>We need up to date facilities for the community. At present, for instance, the youth meet outside the Welcome Shop as there is nowhere for them to go. We need the planned community centre offering facilities for all ages, to be up and running when new developments are finished, to help evolve the culture of the parish and engage with the new households.</p> <p><u>Housing</u></p> <p>Good quality attractive housing is needed to ensure the picturesque surroundings of Cranbrook Town and neighbouring villages is not spoiled.</p> <p>Affordable housing for first time buyers is important so future generations have a chance to invest in the community, and enjoy taking part in its development and continued success as a thriving Town.</p>
2	<p>I've fast read it. Can't remember anything about Stone Street; traffic and pedestrians. Major issue to my mind.</p> <p>List of projects: are these just pie in the sky e.g., footpath to cemetery?</p>
3	<ol style="list-style-type: none"> <li>1. COMMUNITY; With so many established sports clubs including swimming, wellbeing, cricket, male and female rugby and a host of other clubs I think that mention of sport in the final draft should be enhanced.</li> <li>2. BUSINESS/SHOPS; Cranbrook would flourish much more if there were more shops or retail outlets -might the Cranbrook Business Association be asked to provide some enthusiastic copy for future opportunities for business development.</li> <li>3. EDUCATION; With the opening of the Angley Academy, Angley School, Cranbrook School, Sissinghurst and Cranbrook Primary Schools and other 'fee-paying' schools' education possibilities abound in the Parish and nearby.</li> </ol>

	<b>Response</b>
	<p>4. TOURISM; Might you consider enhancing the contribution the Museum, the Windmill, St. Dunstan's and Sissinghurst Castle Gardens and the properties on the Cranbrook Walk bring to the Parish, all of which will overtime need support.</p> <p>5. SUPPORTIVE ENDORSEMENT QUOTES; Any report cannot lose anything by having supportive quotes as part of the concluding finale. With that in mind, I think that support endorsement quotes from the 'Good and The Great' would endorse over and above the Cranbrook and Sissinghurst Parish Council view.</p> <p>I have one further suggestion. Since the Cranbrook and Sissinghurst Parish Council have financially and put so much work into the NDP, what it needs I believe is a Parish Council statement that commits present and future support to manage, support and key an eye on the proposals being made. It would be easy for the Royal Tunbridge Wells Borough Council to OK the proposals and then go ahead with their own plans. The Cranbrook and Sissinghurst Parish Council should, in ownership of the proposals and in the final submission, make a written commitment to monitor and support overtime what, hopefully, the proposals that residents will have endorsed.</p>
4	<p><b>Numbers</b></p> <p>1. We have lived in or just outside Cranbrook for 25 years, and locally elsewhere before that and our children between them attended Cranbrook School from 1983 to 1992. We have a stake here. We have attended presentations and responded on these and linked planning matters to the Borough Council and to developers on various occasions. At no time has there been any indication that our comments have been received, let alone taken on board, but we will not be making all the same, detailed comments again.</p> <p>2. The greatest threat from the proposed developments put forward in the TWBC plan is sheer numbers – houses, people, cars and everything associated with a 33% increase in our “residential built form”, most of it probably happening much sooner than the quoted year of 2033. In so many words your plan says that the number of dwellings is not your concern. I believe this is wrong; it is not in your <u>power</u> to propose numbers, nor to alter those proposed by others, but those numbers are, must be, very much your <u>concern</u>. We must seek to reduce these numbers.</p> <p>3. Your approach is to restrict the damage that will be done by laying down a set of principles, aims, objectives and “must nots”. Except in regard to the preservation of specified open spaces and green gaps, which will be read as meaning that in the town's view all other sites are regarded as unimportant and need no protection when developers spot an opportunity, this Neighbourhood Plan is too broad brush and too trusting of developers and TWBC, whose support cannot be relied on.</p> <p>4. We understand the reality that your plan has to be accepted by TWBC or it will never be approved; but we suggest that a plan which does not address the key problem, numbers, offers little to Cranbrook and Sissinghurst. It should at least say somewhere that what we feel about the size of expansion, so that that is there in</p>

	<b>Response</b>
	<p>black and white and can be referred to in future. Otherwise, it will be said that we never said that the numbers were a problem, so why raise it now?</p> <p><b>Vision</b></p> <p>5. Two statements from the plan.</p> <ul style="list-style-type: none"> <li>• “The aim of the Plan is to ensure that the distinctive heritage and rural nature of the parish is preserved...”</li> <li>• “As custodians of this incredibly special place it should be protected and safeguarded at all costs for the benefit and enjoyment of future generations.”</li> </ul> <p>6. Of course these statements are fully supported. We just do not believe that they can be achieved if TWBC’s numbers are imposed. Your plan is full of words like “preserve, enhance, protect, safeguard, improve”, and statements that must come out of the official town planners’ and developers’ handbook and would apply equally to a case to protect the Garden of Eden from development. How good it would be if only half of these desirable things were achievable.</p> <p><b>Further comments.</b></p> <p>7. Density – “In village and town centres and in greenfield sites adjacent to them higher density will be expected.” Hardly a way to preserve Cranbrook’s rural heritage. Tightly packed housing is an urban characteristic; and every developers’ ambition.</p> <p>8. Car Parking Provision – Cars are essential even if the official view is that they are undesirable. None of the ideas expressed will do anything to prevent the significant rise of traffic in the Parish. Parking provision is already a problem. Every space which is not denied by lines and signs – and many that are – has a vehicle in it most of the time. If, for example, a foot/cycle way is provided into the town from the Brick Kiln and Turnden sites only a minority of people will walk to the Coop and High Street shops. Most will drive. We must be realistic about this. I hope the authors have noticed a considerable increase in cars parked with two or more wheels on pavements, about which nothing appears to be done. Go out of town to Hartley on any day at any time and there will be several cars, sometimes many cars and vans, blocking that pavement, down which many more children and adults will have to walk in future. Many streets are the same.</p> <p>9. Open Spaces and Green Gaps – we support those proposed. But see the caveat in paragraph 3.</p> <p>10. Inappropriate claims – in many cases you use the developers’ jargon; no increase of light pollution, improvement to biodiversity, ecological gains, protection of wildlife habitats and so on. We would be glad if someone could explain how any of these are to be achieved by building 900 houses on mainly greenfield sites. Perhaps deterioration can be limited to some extent, but we should not pretend that all these things are going to get better.</p>

	<b>Response</b>
	<p>11. AONB. Only passing reference (Draft policy LN7.1 paragraph a) is made and requires that developers should “demonstrate that they have identified and considered their nature conservation value in line with their status.” Is this really the way to treat an AONB? To identify and consider is quick and cheap to do; what happens when the AONB’s status is ignored? Your plan has page after page of good things to achieve; building the odd pond and not cutting down all the trees is just not enough. Go to the big new estates in Marden and see how much more light there is at night, and whether there are any visible signs of improved bio-diversity.</p> <p><b>Conclusion</b></p> <p>12. We wish we could be more positive and we do recognise the considerable amount of time given and work done by those who have produced this plan. We care as much as anyone for our town and our community, and do not doubt for one moment that the Plan’s authors feel the same. The cliché “the road to hell is paved with good intentions” has never been more apt. The Plan is full of good intentions: time will tell how many become reality. Very few we fear.</p>
5	<p>My main area of interest is Housing and the Town Hub.</p> <p>The report has wonderful pc language but is a little thin on substance in places</p> <p>With the development to take place on the southern side of the High Street, there is a major opportunity to re-develop the town and add a new centre which would rejuvenate the town in many ways.</p> <p>The hub should include the follow facilities.</p> <p>Medical facilities in easy walking reach of the majority of the town, with reserved parking.</p> <p>Tourist information centre</p> <p>Library</p> <p>Museum if there is space</p> <p>Sheltered Housing with warden control. This would keep town residents close to what is happening in the town.</p> <p>Good links to the Hub for walkers to the shops in the High Street &amp; Stone Street.</p> <p>As part of the building plan, a further McCarthy &amp; Stone style retirement unit should be included in the plan.</p>

	<b>Response</b>
	<p>If the town population is to increase this facility will be vital to keeping current residents within the envelope.</p> <p>Property developers should be encouraged to contribute to the development of the Town Hub by incorporating it in their overall plans.</p> <p>Finally, TWBC should encourage first time buyers and those unable to meet the down payment criteria with schemes to “Rent to Buy”.</p> <p>This will help keep families together in the town but under different rooves but separate the generations.</p>
6	<p>... noted that there is no mention of air quality/pollution in any of the sections. He feels that with the increase in houses there will be an increase in cars, and increased air pollution.</p>
7	<p>Having walked round Church View development in Tenterden, I noticed a few things which I hope would NOT happen in the proposed development in Cranbrook. The houses were packed in with very little greenery and hardly any connecting walkways to the High Street.</p> <p>Therefore, for the Cranbrook development I would suggest the following: -</p> <ol style="list-style-type: none"> <li>1. We need as many trees and green spaces as possible, not just tarmac streets with houses with minute front gardens. Trees along the pavements, especially flowering ones, are so uplifting for people, and fantastic for the environment.</li> <li>2. It is very important to have connective paths through to the High Street. These need to be well lit and user friendly so that children can use them to get to school and adults can use them to get to the High Street, rather than taking their cars.</li> <li>3. It is important to incorporate visitor parking in the area, preferably by having wide streets. It is no good only providing two parking spaces but nowhere for family or friends to park or for delivery vehicles to stop. Also, there are a lot of carers visiting older people and they need somewhere to park. I know developers want to cram in as many houses as they can, but we have to think long term and make this</li> </ol>

	<b>Response</b>
	development a place that still looks good 50 years from now. Think of garden cities and how they still look good 60 years on.
8	<p>I ... hope you can spare a couple of minutes to look at this comment, which is too long to fit in one of the modest panels in the short online response form. And I don't want to lose it among 64 miscellaneous remarks in the longer one.</p> <p>I feel your plan is excellent in most respects. But I can't see anything at all in it about ensuring we have harmonious street lighting in the town. I may have missed a reference to this, but I don't think so. I'm not talking about sufficient or insufficient light, or about Dark Skies, or lamp standards/street furniture. I'm talking about the actual character/colour of the light cast.</p> <p>You must have noticed that the new LED lights installed by Kent County Council in the High Street and at the bottom of Waterloo Road are on the harsh side and not quite suitable for a conservation area. And that their new lights in Carriers Road are even worse, morgue-like and depressing.</p> <p>Warmer-coloured LEDs are of course available. The two installed by the parish council further up Waterloo Road (outside Cornwallis House and at the southern end of Waterloo Terrace) have a warmer tone for example. Well done. parish council! The difference in running cost between the two is very small.</p> <p>Quality of light is probably more crucial to the appearance of a place than any amount of good building design. This fact should be enshrined in the Plan. I can only imagine the reason it hasn't been is that some of the folk formulating the document just don't see the town in the evening and at night.</p> <p>Not every area has succumbed to accepting rock-bottom quality LEDs. Hollingbourne's new LEDs, for example, are all of a warmer tone. I can't believe our parish council is powerless to influence KCC in this regard.</p> <p>I do hope therefore you feel (a) that a sentence - or even two - about good quality of light in Cranbrook should be in the Plan. And (b) that something can be done to remedy the current LED lights: the town deserves better!</p>
9	<p>Overall, I much like the draft N Plan. But the 'Design and Heritage' section seems to me not entirely satisfactory. I should admit that I am the author of the 2008 'History of Cranbrook', to show where I am coming from.</p> <p>I certainly think the title of Section 4 as 'Design and Heritage' is unwise: considerably better would be 'Heritage and Design', if it is felt that the two must be treated together. The point of course is that Cran-Siss's heritage is extraordinarily rich and distinguished, and that contemporary design should respect this.</p>

	<b>Response</b>
	<p>But really Section 4 says almost nothing on the Heritage - not even the Conservation Areas. Briefly, the heritage, from 13c market town status via Tudor prosperity to Victorian 'Cranbrook Colony' centre, has left us an extraordinary legacy of buildings, very many of them Listed, which need to be protected and enhanced, as does indeed the very fine countryside adjacent.</p> <p>In more detail: -</p> <p>The Heritage should certainly be set out <u>first</u>, so that the Design point can logically follow it.</p> <p>As to Heritage, Paras 4.1 and 4.2 are admirable, but the 'Overall Policy Aims' much less so.</p> <p>One simple criticism is that these should not include the (correct) brownfield development point, which has very little to do with either Heritage or Design.</p> <p><u>Surely there should be a brief description of the visible Heritage</u>, particularly the three CAs' very numerous and distinguished buildings, including both medieval/Tudor and exceptional Victorian architecture. To repeat, they must be protected and enhanced. So must their rural surrounds.</p> <p>The important <u>Design</u> point about respecting the Heritage should logically be the last of the bullet points.</p>
10	<p>Hi, thank you for the opportunity to comment on the draft plan.</p> <p>I have already sent in some comments via your SurveyMonkey form, but there was nowhere on the form to comment on the introductory/ contextual text.</p> <p>I would like to point out that the text and map in paragraph 7.3 are very misleading. The map includes sites that have been already deemed unsuitable for development both by TWBC and by the independent AECOM assessment. Including those unsuitable sites within the map is confusing and gives a false impression that they may still be viable. Likewise, in the text it is irrelevant and misleading to talk about sites that have been historically put forward if those sites have been dismissed as unfit for development.</p> <p>The focus of para 7.3 should be on sites that have been assessed as suitable for development; or at the very least you should add in a few sentences to explain that although 54 sites were put forward a number of those (and list them) have since been dismissed.</p>
11	<p>Having read through the Plan I would like to give the following comments:</p>

	<b>Response</b>
	<p>Firstly, I would say that I had problems with your web site not responding for unknown reasons so I now attach my own paper. I hope this is acceptable.</p> <p>The details provided in your submission show that a lot of work has been put into the plan and must have taken some considerable time to develop. I would provide my comments in line with the page and paragraphs in the Plan.</p> <p>1        General response</p> <p>While the paper is comprehensive it is largely rhetorical in its statements it gives little guidance as to how the requirements are to be pursued and carried through.</p> <p>I am pleased to see that so much detail as to the problems are identified but few solutions are suggested.</p> <p>The Plan needs to suggest how the requirements are to be overcome, and who would be responsible for this undertaking.</p> <p>2        Executive Summary</p> <p>Generally good but more emphasis needs to be made on Access and Infrastructure</p> <p>3        Introduction</p> <p>Having only lived in the area for 9 years the reference to the Railway station was of interest, it would be good to have some comment as to how its removal has affected the town.</p> <p>4        Vision &amp; Objectives</p> <p>The present submitted development proposals do not appear to provide for homes for local workers, why and how has this been allowed?</p> <p>The proposals do not appear to provide 'heritage' homes why?</p> <p>There is no information as to how access is to be provided to 'green space'.</p> <p>No information as to how to protect valued green space to priority habitats.</p> <p>5        Mix of Housing &amp; Employment</p> <p>Where is there a suggestion as to how the mix of land use is to be provided for both residential and commercial use and what is meant by 'agricultural diversity and rural green based business'?</p> <p>What is the basic requirement for affordable homes to 'local workers and young people'? Should be given.</p> <p>6        Building for the Future</p>

	<b>Response</b>
	<p>I would suggest that all new homes should be provided with solar energy installations to reduce Co2 emissions. All electric heating should be a requirement.</p> <p>7 Active Travel Routes</p> <p>More emphasis needs to be included regarding safe access, accessible off-road connectivity, and sustainable travel options.</p> <p>8 Tourism</p> <p>The development proposals such as the Brick Kiln Farm show that all the trees along the A229 are to be cut down. While there may be new planting, this will take time and may not be using existing species. How is this to be controlled?</p> <p>Several the developments cut through existing walkways and public footpaths. While the ways are to be retained, they will not provide the same country walks that presently exist. This is a loss to the countryside and should not be acceptable.</p> <p>What is meant by 'tourism-related businesses'? Examples would help.</p> <p>9 Landscape &amp; Natural Environment</p> <p>Cutting down trees already noted</p> <p>The protection of 'green gaps' between settlement is far from apparent between Cranbrook and Hartley. Why has this not been enforced?</p> <p>10 Special Sites of Nature Conservation</p> <p>How is a net gain in biodiversity to be delivered and how is it to be managed?</p> <p>11 Special Ecological Protection &amp; Enhancement</p> <p>When and where have any proposals ever been demonstrated to satisfaction of planning.</p> <p>What is meant by 'veteran trees'?</p> <p>When and by who is an ecologist to be employed for the purpose to ensure species are to be protected?</p> <p>12 Ecological Connectivity</p> <p>By whom is the impact on ecological connectivity to be identified.</p> <p>Examples of when this was carried out for recent Proposals would be good to know, if indeed it was.</p> <p>The making of space for Nature Reviews should be provided and identified.</p> <p>13 Protection &amp; Enhancement of Habitats</p>

	<b>Response</b>
	<p>It may be good to name creatures such as badgers, foxes, hedgehogs and bats.</p> <p>How are the 50m buffered areas to be protected?</p> <p>Who and when are suitably qualified ecologists to be employed and to who are they to report?</p> <p>To whom are the developers to report the findings of the records of the of ecological surveys and at what timescale?</p> <p>14      Protection of Priory Species</p> <p>Water voles should be included in the list of fauna to be protected.</p> <p>15      Biodiversity Enhancement</p> <p>The use of 'low level' lighting on main roads should be required. These are used in airfield situations and may require closer spacing but would stop night sky lighting.</p> <p>The use of Read beds should be considered to inhibit the impact on various species. Read beds would also reduce pollutants from reaching watercourses.</p> <p>16      Local Protection and Enhancement of Cane Valley</p> <p>It should be realised the addition of hard surfaces such as roads will cause a faster run-off of surface water and possible potential flooding.</p> <p>How does the Brick Farm development work with the question of the tracks of wetland alongside the crane valley habitats collate?</p> <p>Why is there a 500m buffer to the Crane valley to the east side of Cranbrook and not to the West side??</p> <p>17      Protecting the Historic Landscape Character</p> <p>What is the designation of veteran trees?</p> <p>18      Green Gaps &amp; Preventing Settlement Coalescence</p> <p>The Green gap between Cranbrook and Hartley does not seem to have been fully considered, why not? The area shown on the map on Page 31 has not included Brick Kiln farm Why not</p> <p>19      Design and Heritage</p> <p>What brown field sites are being highlighted for use?</p> <p>20      Place-Shaping</p>

	<b>Response</b>
	<p>Are we not permitting a similar situation to continue to occur and if so, how can this be prevented.</p> <p>21 Making Efficient Use of Land</p> <p>While there appears to be sufficient secondary schools now available there appears to be a shortage of primary schools and the access to such schools is limited. The school run for these schools would make access very problematic and must be made a priority before granting planning development.</p> <p>22 Avoidance of Light pollution</p> <p>Already considered but to add LED Lights are very bright and should be avoided.</p> <p>See previous comment on low level lighting.</p> <p>23 Protection &amp; Enhancement of Shop Front</p> <p>There are several shops front that have been allowed to place fascia board and colours which spoil the appearance of the high street. These include the post office/small Co-op and the betting shop, how were these allowed to happen and how can it be stopped as it spoils the character of the High street?</p> <p>24 Public Transport</p> <p>It is essential that if more developments are to take place that services such as minibuses should be put in place to provide local transport for school children and avoid congestion.</p> <p>25 Cycle storage &amp; Cycle Parking</p> <p>Any cycle storage would need to be in full view of the public to ensure its safe keeping.</p> <p>26 Safer Road Conditions</p> <p>I would suggest that all new road surfacing should be done using Stone Mastic Asphalt (SMA) as this provides considerably reduces noise pollution.</p> <p>The installation of speed restrictions of 20mph and possible installation of speed cameras should be considered.</p> <p>The provision of traffic light pedestrian crossings is recommended. May I add that the way these have been used in St Hillier, Jersey are very functional.</p> <p>As most newcomers to the area are likely to work outside the area, it is particularly important that the existing road infrastructure is improved within the surrounding areas.</p> <p>27 Rural Lanes</p>

	<b>Response</b>						
	<p>Walking along many of the lanes is considered to be dangerous. While it may not be considered as desirable many of the verges should be improved as well as providing considerably more road markings.</p> <p>28 Car Parking Provisions</p> <p>There exists a good provision for parking, particularly in Cranbrook. However, in order to reduce the amount of time that many of the vehicles are left and to discourage drivers from using vehicles for short distances, local mini buss services should be considered and time limits for parking should be introduced.</p> <p>29 Overall Policy Aims</p> <p>It is accepted that there is a need for additional housing, however the type of housing and the locations must be considered carefully.</p> <p>Because our government puts artificial quotas for the provision of such housing it should not mean that we, as a community have to simply cow-tow to their requirements.</p>						
12	<p>First let me say that the authors have done a huge amount of detailed work on behalf of all of us, and they deserve a round of applause!</p> <p>I suppose my main comment would be that the Report offers 8 equal Objectives, and does not attempt to prioritise anything, or indeed to reject anything. I realise this approach may be politically necessary, but it inevitably dilutes the force of the proposals. Is there any way you can prioritise e.g., the needs of tourism will bring greater benefits to the community than, for instance, commercial development?</p> <p>But if the whole plan goes ahead, I'm sure it would be a good thing</p>						
13	<p>This submission does not refer to the merits of the proposed Plan but seeks to ensure certain safeguards are incorporated within it. They relate entirely to infrastructure considerations.</p> <p>It is my view that Tunbridge Wells Borough Council has not had a good track record regarding infrastructure needs when approving developments in this area over many years.</p> <p>I refer to infrastructure in its many forms including (not in order of importance)</p> <table data-bbox="268 1675 997 1825"> <tr> <td>School places</td> <td>Employment opportunities</td> </tr> <tr> <td>Public transport</td> <td>Land drainage</td> </tr> <tr> <td>Utilities capacity:</td> <td></td> </tr> </table>	School places	Employment opportunities	Public transport	Land drainage	Utilities capacity:	
School places	Employment opportunities						
Public transport	Land drainage						
Utilities capacity:							

	<b>Response</b>
	<p>All of which have suffered neglect, to one degree or another, when approval for past developments has been granted.</p> <p>As important as they are issues such as environmental impact seem to be emerging as more crucial than practical matters such as those I list above given the extent of the expected increase in population.</p> <p>It should be noted that the infrastructure requirements arise more from the cumulative effect of all developments in the recent past and those now proposed. It is not sufficient to consider the requirements in the context of only a single development proposal.</p> <p>To properly address infrastructure needs a considerable amount of expenditure will be required. These needs must be fully identified by the local authorities and a substantial portion of the costs should be met by the developers. Anything less would be a betrayal of the present residents of Cranbrook and its immediate hinterland as well as future residents who will be buying residential properties to find, later, that local services are inadequate.</p> <p>I make no apologies for using the word infrastructure so frequently.</p>
14	<p>&gt;&gt; (1) There is much in the Plan that I agree with and it is a useful list of detailed policies. If approved by residents, it will provide a 'voice' to challenge the inevitable aspirations of developers and other powerful interests.</p> <p>&gt;&gt;</p> <p>&gt;&gt; (2) I like the maps. I suggest enlarging them if possible - although they can be via a screen. (On the Map on p19 the shadings are very dense and it is hard to interpret at the current scales. The Map on p34 would be easier to interpret if the colours for historic fields and open water could be changed so they are not so similar).</p> <p>&gt;&gt;</p> <p>&gt;&gt; (3) Windmill p 77 I like this and strongly agree that signage to the Windmill should be provided both within the town and from the main roads outside. The windmill is not included on brown signs etc because it is not open long enough despite lobbying for this many times in the past.</p> <p>&gt;&gt; There is also a more general important point re tourism p97 para 6.12 : we need better signage on main roads to promote all parish tourist attractions.</p>

	<b>Response</b>
	<p data-bbox="268 257 304 282">&gt;&gt;</p> <p data-bbox="268 315 1385 488">&gt;&gt; (5):Tourism - the lack of public toilets and the state of the nearby mosaic must be tackled as priorities if the the town wants to make a good impression on visitors. The state of the mosaic - a signed piece of local art - is shocking and must be very sad for those who were involved in making it. Some of it could be removed and saved to a safer location.</p> <p data-bbox="268 517 1361 584">&gt;&gt; More generally, we need the means to tackle the blight of vandalism in the town. As well as the damage, it affects people’s perceptions of public safety.</p> <p data-bbox="268 613 304 638">&gt;&gt;</p> <p data-bbox="268 667 1377 734">&gt;&gt; (6)Shop Fronts p 73 - I think this needs to include a ‘no’ to illuminated signs in the Conservation Areas.</p> <p data-bbox="268 763 304 788">&gt;&gt;</p> <p data-bbox="268 817 1374 1070">&gt;&gt; (7)Town Square - I believe that nothing should be allowed to undermine footfall in the High Street and Stone Street. This could very easily happen and I am not convinced there is enough recognition and understanding of the risk. This is partly because it is so easy to focus on just the project. This NDP will be successful if it ensures the full impact of any project is analysed and planned for. Apple Day and Nuts in May work well in the traditional High/Stone Street locations. We are lucky in having the Angley Road ‘by- pass’.</p> <p data-bbox="268 1099 304 1124">&gt;&gt;</p> <p data-bbox="268 1153 1377 1326">&gt;&gt; (8) Pedestrian environments p 82 - CCAAC discussed the replacement of the railings up the Hill towards the Windmill with a more attractive and safe alternative. It would be useful if a Conservation Area improvement of town’ furniture’ like this could be included in the NDP along with any others. It will make the town more attractive to tourists and co - ordinate with the other ‘town furniture’ improvements.</p> <p data-bbox="268 1355 304 1379">&gt;&gt;</p> <p data-bbox="268 1408 1342 1520">&gt;&gt; (9) If Plans for a Medical &amp;/ or Community Centre go ahead - pedestrian routes need to make access to and from the High Street and Stone Street very easy and attractive to mitigate risks described in point (7) above.</p> <p data-bbox="268 1550 304 1574">&gt;&gt;</p> <p data-bbox="268 1603 1385 1744">&gt;&gt; (10) p 93 The NDP aims to cover everything, however, education, training, skills, work opportunities etc are complex topics as are solving 20% children in poverty, lack of careers, etc. Maybe It would be appropriate for the NDP to specify a need to study these issues locally in order to better inform and guide planning decisions.</p> <p data-bbox="268 1774 304 1798">&gt;&gt;</p>

	<b>Response</b>
	<p>&gt;&gt; (11) I like the p61 Design and Heritage section and policy aims. Some disparage any design or building which copies or replicates ‘ heritage’ architecture as they prefer modern designs. Others view the CAs as such very small areas of the whole Parish that they prefer design to be sympathetic and in harmony with our inherited wealden architecture - rather than modern design. I hold this latter view although I try to be open minded on a case by case basis.</p> <p>&gt;&gt;</p> <p>&gt;&gt; (12) p64, para 4.6 rejects ‘repetitive ‘ pattern book ‘ copies of existing buildings.</p> <p>&gt;&gt; Wealden architecture always varies which is its charm. I don’t think it is repetitive. I would like this to be respected and appreciated and new additions to be generally in harmony with it.</p> <p>&gt;&gt; After all, so much was destroyed in the past..</p> <p>&gt;</p> <p>&gt;&gt; (13) I am worried about the Vestry Hall. This has long been such a very special part of Cranbrook’s social life and heritage. I regret that it seems to be ignored and rejected. I should like it to continue to be the home of the Parish Council and offer community facilities with complementary facilities provided elsewhere. This is an example of point 7 above. The walking distances between them would not be too much for this to work.</p> <p>&gt;&gt;</p> <p>&gt;&gt; (14) Providence Chapel - I thought the suggestions in (b) have been repeatedly rejected as impossible due to Grade II * listing and the views of ruling bodies.</p> <p>&gt;&gt; If the suggestions in (b) are not possible then this section needs to explain what the latest view is of what is possible. Otherwise it will confuse the discussions about the future of the Chapel further.</p> <p>&gt;&gt;</p> <p>&gt;&gt; I hope these comments are useful.</p>
15	<p>In this regard we therefore wish to comment on the following polices in the draft Neighbourhood Plan which appear to conflict with TWBCs draft Development Plan in respect of allocation AL/CRS 4:</p> <ul style="list-style-type: none"> <li>• Policy LN7.10 Green Gaps &amp; Preventing Settlement Coalescence</li> <li>• Policy LN7.7 Local Protection &amp; Enhancement of the Crane Valley and Site LGS9</li> </ul> <p>The Crane Valley</p>

	<b>Response</b>
	<p>Draft Policy LN7.10 seeks to maintain greens gaps and prevent settlement coalescence.</p> <p>The maps provided appear to show the entire site pursuant to draft allocation AL/CRS4 as open space and green gap. This is in conflict with TWBC Draft Local Plan policy AL/CRS4 that allocates the north eastern part of the site for residential development and as shown on the local plan proposals map below maintains a significant green gap at the end of the site which still provides significant physical and perceived separation from Hartley as shown to be achieved in Berkeley’s application (20/00815/FULL).</p> <p>It is therefore recommended that Policy LN7.10 is amended to accord with TWBCs draft Development Plan.</p> <p>Policy LN7.7 seeks to protect and enhance the Crane Valley and relies on a plan titled “Crane Valley and Its Setting” produced by the High Weald AONB Unit. The plan appears to locate part of Crane Brook as running directly through the centre of the site allocation (its true alignment more closely follows that shown as LGS9) but moreover proposes 25m, 100m, and 500m buffer zones. Whilst it is not entirely clear from the policy wording what is and isn’t prohibited in the 100m and 500m zones, in its current form it would conflict with the TWBC draft Development Plan and the allocation of the site (no evidence to justify the need for these buffers is provided).</p> <p>Further, the masterplan as submitted (20/00815/FULL) fully accounts for and mitigates for any potential impact on Crane Brook in respect of water quantity, quality, root protection</p>

	<b>Response</b>
	<p>zones and recreational impact. It has been informed by a team of professional ecologists and the Council's own advisers, and Berkeley propose to provide permissible access</p> <p>through their land holding to enable existing and future residents to benefit from this natural feature (something that would not be achieved should the land remain in an equestrian use). Therefore, the proposed development meets the Neighbourhood Plan objectives (Landscape and Natural Environmental policy aims set out on pages 10 and 15)</p> <p>to preserve settlement identity, maintain and enhance environmental quality of the Crane Brook and enhance public access to it.</p> <p>We therefore object to the draft Neighbourhood Plan as written and suggested that Policies LN7.10 and LN7.7 align with TWBCs draft allocation policy for the site.</p> <p>We are concerned that if the Neighbourhood Plan is not amended to accord with the emerging local plan in respect of the allocated sites that the Neighbourhood Plan will require significant alteration prior to examination or be rendered quickly out of date once made, therefore undermining the work of the community in preparing the plan.</p>
16	<p>Charterhouse comments on specific draft Neighbourhood Plan policies</p> <p>Draft Policy LN7.1 (Special Sites for Nature Conservation)</p> <p>Charterhouse supports the general thrust of the draft policy and considers it compliant with the Basic Conditions.</p> <p>Draft Policy LN7.2 (Special Ecological Protection &amp; Enhancement)</p> <p>Charterhouse considers that draft policy LN7.2 should be combined with draft policy LH7.1 to avoid unnecessary duplication of policies. This draft policy does not serve a clear purpose.</p> <p>Draft Policy LN7.3 (Ecological Connectivity)</p> <p>Similarly, Charterhouse would advise the Steering group to consider combining this draft policy with draft policy LH7.1 and LH7.2 to avoid unnecessary duplication of policies. This draft policy does not serve a clear purpose.</p>

	<b>Response</b>
	<p data-bbox="268 255 1136 286">Draft Policy LN7.4 (Protection &amp; Enhancement of Priority Habitats)</p> <p data-bbox="268 315 1382 1323">Charterhouse acknowledge and accepts the underlying aim and objective of the draft policy, including the need for appropriate buffers to Priority Habitats. However, Charterhouse fundamentally disagrees and objects to the supporting text at paragraph 3.16 which states “ancient woodland in particular should be buffered by 50m to reduce disturbance...” We believe the expectation of a 50 metre buffer arises from Standing Advice first published by Natural England in October 2014 and later updated in November 2017. The updated Standing Advice states “mitigation will depend on the development but may include: leaving an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland (depending on the scale and impact of development, a minimum buffer should be at least 15 metres to avoid root damage and at least 50m for pollution or trampling)”. This advice, which I should stress, is only ‘guidance’, in fact the advice goes on to state it is a ‘precautionary principle’. Natural England’s advice conflicts with Central Government’s own planning practice guidance updated November 2018 which states “a buffer zone’s purpose is to protect ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development. For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you’re likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic. A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter.” We consider therefore it inappropriate for the Neighbourhood Plan to prescribe a 50 metre buffer when clearly the advice is to consider the extent of any buffer on an assessment of likely impact i.e. through evidence. Further, there is clear precedent nationally that 15 to 20 metre buffers to Ancient Woodland is perfectly reasonable mitigation.</p> <p data-bbox="268 1352 916 1384">Draft Policy LN7.5 (Protection of Priority Species)</p> <p data-bbox="268 1413 1382 1512">Charterhouse advises the Steering Group to consider combining this draft policy with draft policy LH7.1, LH7.2 and LH7.3 to avoid unnecessary duplication of policies. This draft policy does not serve a clear purpose.</p> <p data-bbox="268 1541 874 1572">Draft Policy LN7.6 (Biodiversity Enhancement)</p> <p data-bbox="268 1601 1382 1812">Charterhouse recommends this policy be deleted. It essentially duplicates the policy aim and objectives are the same as of draft policy LN7.2. Charterhouse objects to draft policy criterion b) as it is not for the Neighbourhood Plan to predetermine the mitigation required. Mitigation must be informed by appropriate assessment (as required by draft policy LN7.5) and once the baseline position and likely impacts have been properly considered the required mitigation determination.</p>

	<b>Response</b>
	<p data-bbox="268 253 1225 286">Draft Policy LN7.7 (Local Protection &amp; Enhancement of the Crane Valley)</p> <p data-bbox="268 311 1366 488">Charterhouse profoundly objects to this policy. The policy is designed to thwart all rational outward expansion of the settlement. The draft policy is fundamentally at odds with the role established for Cranbrook by the Local Planning Authority in both the adopted and emerging Development Plan<sup>2</sup>. Further, the draft policy would result in incongruous future expansion of the settlement.</p> <p data-bbox="268 512 858 546">Draft Policy LN.8 (Protection of Geodiversity)</p> <p data-bbox="268 571 443 604">No comment.</p> <p data-bbox="268 629 1114 663">Draft Policy LN7.9 (Protecting the Historic Landscape Character)</p> <p data-bbox="268 687 1366 898">Charterhouse agrees with the premise of the policy but considers the title needs to include reference to 'enhancing'. This would properly reflect the statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990, namely the desirability of new developments to protect or 'enhance' character or appearance of the historic landscape. <sup>2</sup> See Core Policy 1 in the adopted Core Strategy and draft Policy STR1 in the emerging Local Plan</p> <p data-bbox="268 922 1219 956">Draft Policy LN7.10 (Green Gaps &amp; Preventing Settlement Coalescence)</p> <p data-bbox="268 981 1337 1124">Charterhouse agrees with the principles of this draft policy. The identified Green Gaps will be important in preserving separate settlement identity. We suggest however the identify Green gaps could be enlarged to take in land on the opposite side of the A229.</p> <p data-bbox="268 1149 1184 1182">Draft Policy LN7.11 (Protection of the High Weald AONB &amp; its Setting)</p> <p data-bbox="268 1207 1375 1637">As a nationally recognised landscape we consider it appropriate for the Neighbourhood Plan to contain a policy to protect the High Weald AONB. However, criterion c) appears out of context given its reference to habitats. We suggest this criterion would be better incorporated into a new policy covering off the biodiversity. I am not aware of any ancient woodland in and around Cranbrook that is appropriately managed. Accordingly, we consider criterion e) overly prescriptive. Proposals which guarantee proper management of ancient woodland should be actively encouraged and secured wherever possible. It may be that limited tree removal is necessary to ensure the continued health and longevity of the ancient woodland. Charterhouse considers it sensible for draft policy LN7.11 to reflect this accordingly. Charterhouse supports criterion f) in particular the opportunity for proposals to reinstates historic fields.</p> <p data-bbox="268 1662 1197 1695">Draft Policy LN7.12 (Protection &amp; Enhancement of Sissinghurst Castle)</p> <p data-bbox="268 1720 443 1753">No comment.</p> <p data-bbox="268 1778 983 1812">Draft Policy LN7.13 (Local Green Space Designations)</p>

	<b>Response</b>
	<p>No comment.</p> <p>Draft Policy DH1.1 (Design Guidance)</p> <p>This draft policy is considered appropriate.</p> <p>Draft Policy DH1.2 (The Design of New Buildings Within, or Adjacent to, Conservation Areas)</p> <p>The underlying aim and objective of policy is appropriate. Charterhouse has no further comment on the present drafting.</p> <p>Draft Policy DH1.3 (Place-Shaping, Design and Community Involvement on Large Scale Developments)</p> <p>Charterhouse considers it appropriate for the Neighbourhood Plan to include policies on placemaking as this is central to the achievement of sustainable development. However, Charterhouse does not consider it appropriate to include reference to community involvement. It is noted that paragraph 004 of the Guidance states that “a neighbourhood plan should... contain policies for the development and use of land...Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.” We are concerned that Criterion b) and c) draft policy are not policy for the development and use of land. Rather we suggest the criteria are advisory procedural statements, expressing an (understandable) aspiration for applicants to engage in proactive and effective engagement on development proposals. The process for this is already outlined in the Local Planning Authority’s Statement of Community Involvement. Paragraph 041 of the Guidance states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications”. We submit that in this case a decision maker would not be able to apply Criteria b) and c) when determining planning applications.</p> <p>Draft Policy DH1.4 (Making Efficient Use of Land Through Appropriate Densities)</p> <p>We consider this draft policy reasonable and have no further comment.</p> <p>Draft Policy DH1.5 (Avoidance of Light Pollution)</p> <p>We consider this draft policy reasonable and have no further comment.</p> <p>Draft Policy DH1.6 (Protect &amp; Enhance the Historic Public Realm)</p> <p>Criterion a) is not consistent with the Framework. Only where new development leads to ‘substantial harm’ to, or total loss of significance of a designated heritage asset</p>

	<b>Response</b>
	<p>does substantial benefit need to be demonstrated. As drafted the policy sets an unnecessarily high hurdle for an applicant to overcome.</p> <p>Draft Policy DH1.7 (Creation of a New Town Square for Cranbrook)</p> <p>No comment.</p> <p>Draft Policy DH1.8 (Protection of Key Views)</p> <p>The principle of this draft policy is found to be acceptable.</p> <p>Draft Policy DH1.9 (Protection &amp; Enhancement of Shopfronts)</p> <p>No comment.</p> <p>Draft Policy DH1.10 (Protect &amp; Enhance the Conservation Areas)</p> <p>The policy as drafted is appropriate for the Neighbourhood Plan. Charterhouse wishes to make no further comment currently.</p> <p>Draft Policy DH1.11 (Protection &amp; Enhancement of Heritage Buildings)</p> <p>This draft policy is essentially similar to draft policy DH1.10 other than for the fact that DH1.10 relates to Conservation Areas and DH1.11 relates to listed buildings. Charterhouse see the need for the Neighbourhood Plan to separate out these two aspects and would encourage the Neighbourhood Plan to combine both policies into a single policy. We see no clear purpose for both.</p> <p>Draft Policy DH1.12 (Protection of Agricultural Heritage Assets)</p> <p>Charterhouse wishes to make the same comment here – we see no clear purpose for this policy and recommend it be combined with DH1.10 and DH1.11 into a single policy.</p> <p>Draft Policy DH1.13 (Cranbrook Windmill)</p> <p>Again, we see no clear purpose for this policy. Policy adequately covered by DH1.11 as a listed building, but in any event recommend a single comprehensive heritage policy rather than a several separate policies.</p> <p>Draft Policy DH1.14 (Retention &amp; Restoration of the Providence Chapel)</p> <p>Charterhouse consider it appropriate to have this as a draft policy seeing as it is precise. We wish to make no further comments at this stage.</p>
17	<p>The National Trust welcomes and supports the references to Sissinghurst Castle throughout the Plan and the recognition of the Castles contribution to the local economy and community, as well as its intrinsic heritage value and contribution as a</p>

	<b>Response</b>
	<p>major visitor attraction. The National Trust has the following comments on specific policies in the Plan.</p> <p>Draft policy LN7.12 provides for the protection &amp; enhancement of the site, however the policy wording is potentially overly negative and restrictive and does not allow for enhancement on the site. A proposed revised wording is provided which aims to conserve the historic asset and allow for the enhancement of the site and its visitor facilities, supported by Policy BE3.2</p> <p>Draft policy LN7.12 Conservation and Enhancement of Sissinghurst Castle</p> <p>Proposal that conserve and support the sensitive and appropriate enhancement of the heritage assets and visitor infrastructure on the site and its estate will be supported.</p> <p>The narrative to the policy is supported and we would like to add an additional sentence as below to the supporting text.</p> <p>The National Trust would like to maintain and enhance the visitor offer at Sissinghurst Castle to ensure its sustainable future whilst sensitively caring for its historic significance and sense of place. Visitor enhancements may include additional retail and new visitor welcome space and other improvements to the visitor offer.</p> <p>Draft Policy DH1.8 regarding key views is strongly supported. The tower at Sissinghurst Castle is a particularly prominent landmark and the protection afforded by this policy is essential.</p> <p>Draft Policy BE3.2 supporting tourism is strongly supported. It is suggested that an additional bullet be added after bullet 3 to support the enhancement of existing visitor attractions for example</p> <ul style="list-style-type: none"> <li>• Enhancement and development of existing visitor attractions.</li> </ul> <p>Bullet 2 could also be amended by deleting 'paying' as many (including the National Trust) heritage attractions are run on a charitable or membership basis and this policy should not exclude non-paying visitors.</p> <p>The general aspiration of Draft policy BE3.4 is supported, but there is concern that this policy may not be enforceable in regard to the various permitted development rights that allow more extensive changes of use between such buildings, and where issues of viability are likely to undermine the policy goal of a mixed economically active use.</p>

	<b>Response</b>
	<p>Under projects, it is noted that under the Sissinghurst to Bedgebury cycleway proposal a project group is tasked with engaging with the National Trust. However it is noted that there has been little engagement to date through the Neighbourhood Plan process in this regard, or any agreement or understand to engage with the National Trust, sought. It should be made clear that this project is not part of the Policy of the Plan, or has any weight other than being as aspiration of the Plan to be explore.</p>
18	<p>Draft Policy AM4.2 Pedestrian Priority and Public Rights of Way.</p> <p>This should include traffic calming, including a 20 mph speed limit, along the whole length of Cranbrook High Street, paid for out of the developer's S106 contribution, since the High Street is the sole route between the Brick Kiln Farm and Turnden developments and will therefore experience a huge increase in traffic movements as a result. (The distance is too far to carry back shopping on foot, so residents will be obliged to use their cars).</p> <p>Together with Waterloo Road (which has extensive traffic calming), the High Street is the main route to the centre of Cranbrook. It is also a high density residential area. A balance needs to be kept between the needs of motorists and the interests and quality of life for pedestrians and local residents, as advised in the plan.</p> <p>According to the crashmap.co.uk, during the last 21 years there have been only 5 reported accidents in Waterloo Road, while there have been 21 reported accidents in the High Street. Why, then, does Waterloo Road have traffic calming, while the High Street has none? Further, the traffic calming measures in Waterloo Road, has clearly reduced the number of accidents. This inconsistency makes no sense at all and is grossly unfair to residents and users of the High Street, which is also used by many families to walk to schools, and also by residents of the retirement flats.</p> <p>Residents take their life in their hands, dodging speeding vehicles, just to cross the High Street. The narrow pavements, with insufficient width for pedestrians to pass one another, make the road dangerous for the many pedestrians who use it, and air quality is poor. There is insufficient width for two cars to pass in a number of areas of the High Street, which becomes a single lane road: therefore traffic jams build up.</p>

	<b>Response</b>
	<p>Parked vehicles are often damaged by speeding cars, and motorcyclists regularly use the High Street as a race track. Traffic calming will enhance safety for pedestrians, cyclists and motorists, and will reduce air and noise pollution.</p> <p>A 20 mph speed limit and traffic calming is universal good practice and is rapidly being introduced in residential urban areas in other counties and boroughs, yet for some reason Kent CC seems to be dragging its heels on this. If traffic calming is included in the S106/CIL contributions payable by the developers of the Brick Kiln Farm and Turnden housing estates, there would be no cost to the council.</p>
19	<ul style="list-style-type: none"> <li>- we would welcome more housing to be built because that will potentially lead to increase in student numbers for us as a school.</li> <li>- our queries would be around whether the bus services are going to support this growth to enable potential students to have easy access to the school. Currently students sit on the bus for a prolonged period of time to get home after school because the journey back takes a convoluted journey!</li> <li>- Angley Road is a 40mph road and we believe it would be safer if the road was 30mph around the school. As student numbers increase this would help to protect the safety of our students.</li> <li>- To support with increased traffic coming in and out of the High Weald Academy it would be a positive step forward from a safety perspective if the temporary entrance/exit gate was reinstated onto the Angley Road by the new building so that there can be an entrance and exit onto the school site.</li> </ul> <p>In terms of the reference to adult education it could be fruitful for us to discuss being able to use the High Weald Academy site as a place where some adult education could take place – we have lots of space</p>
20	<p>If not too late, my comments relate wholly to Draft Policy LN7.10</p> <p>This Policy seeks, quite rightly, to preserve the integrity of the green gaps which separate, for example, Cranbrook and Wilsley, and recognizes that development on those spaces would be unfortunate. Fine! But then the plans which follow seem to encourage the exacy opposite: the Cranbrook School playing field in Quaker Lane – which is at the top of the hill and the most dominant field in the greenwedge, is not coloured green at all: and the ‘Long Field’ (Site LGS15) is, in part, not given any ‘green’ protection at all.</p> <p>(If any development were to be considered on this land, then it should be located on the lower part of the land, where new houses would be less obtrusive in the</p>

	<b>Response</b>
	<p>landscape, and would tuck up against the present domestic boundary with houses in Angley Road).</p> <p>If the Plan does proceed as you have it, it would be nice to widen the green strip which you show along the Quaker Lane/Cranbrook footpath – so that the many local folk who use it could enjoy a pleasant path with green verges.</p> <p>I would only comment again on the name you have attached to the shaw of woodland that lies between Angley Road (the A229) and Old Angley road/Quaker Lane – ‘Quaker Burial Ground’ (Site LGS16). This was formerly part of Angley Estate lands, but became separated when the ‘Cranbrook Bypass’ was built. It never had any connection with the Quaker Burial Ground, which lies further east in Quaker Lane (and now occupied by Quaker House).</p>
21	<p><i>Draft Policy LN7.7</i></p> <p><i>Local Protection &amp; Enhancement of the Crane Valley</i></p> <p><i>I represent the owner of land known as the Tanyard Woodyard, which is located on the south bank of the Crane Brook in the centre of the town between the Crane Lane footbridge and the culvert under the Tanyard car park.</i></p> <p><i>The above policy wording is somewhat ambiguous and unclear, however it seems to suggest that development will not be supported within 25, 100 and 500m of the brook’s centreline. The effect of such a policy would be to constrain severely the possibility of development on the Tanyard Woodyard and be extremely prejudicial to the interests of the owner of this land. This land benefits from a CLUED for industrial use and as such is deemed to be ‘previously developed land’ in planning terms. I would suggest therefore that the policy wording and map be altered to make it clear that further development of the Tanyard Woodyard would not be constrained by this policy. In particular the 25m riparian buffer should be omitted from the land to the south side of the Crane between the Crane Lane footbridge and the culvert. I suggest this in the context of other planning policies, which provide adequate protection and safeguarding in respect of flooding and biodiversity.</i></p>
22	<p>Submission to the NDP on behalf of the Colliers Green Residents’ Association (CGRA).</p> <p>Dear Nancy,</p>

	<b>Response</b>
	<p>We would like to begin by thanking all of those who have contributed to the Pre-submission (Reg 14) Version NDP and to add our support to the principle that local people are given a say in where development takes place as well as the form that development takes.</p> <p>Our comments are designed to make the NDP more robust and to ensure that land in the rural and urban areas of the parish are given equal protection.</p> <p>Our comments focus on the lack of a clear vision for development in the NDP. We are told that a certain number of houses will be built in the parish. We get a clear indication of where you do not want development to place, but it is much less clear where it will take place. In what follows, we have requested more details so that we are able to discern and assess the NDP's vision for development in our parish.</p> <p>1. The consultation</p> <p>1.1 The consultation process was not sufficiently accessible and there is a lack of clarity as to how submissions will be used to inform the draft plan, including whether or not they would be made public.</p> <p>1.2 There is not enough information in the draft plan or the website about how people's views will be taken into account. Although paragraph 1.20 says 'the parish council will gather all the comments received and produce an official Consultation Statement' this raises many questions. Who will decide which comments to act upon? Who will be responsible for any rewriting? How will conflicting comments be weighed and balanced?</p> <p>1.3 Using SurveyMonkey on its own is not ideal for a public consultation and the questionnaire is limited. There are a range of commercial engagement tools available online which would have allowed stakeholders to get more closely involved.</p> <p>1.4 As a rural community, we experienced many technical difficulties in attempting to access the platform. We do not have broadband and so many responses were lost before they could be submitted, resulting in a rushed and stressful experience of merely 'wanting to get something in'.</p>

	<b>Response</b>
	<p>1.5 The text boxes did not allow responders to save changes to text, or formatting, which meant that we could not show edits and have no way of knowing that these have been noted by whoever is collating and assessing the submissions. Someone reading a lot of the responses may not even discern the differences from the original text which may be as subtle as the insertion of a single word or even letter, for example a plural, or adding 'always' or 'sometimes' to a policy. However, these changes are absolutely key.</p> <p>1.6 The questionnaire does not allow people to comment on the policy supporting text, something which we would have liked to do. Equally seriously, Survey Monkey does not provide each respondent with a record of their submission. This is a huge obstacle to accessibility and transparency / accountability – without it we have no idea what we submitted, and therefore no opportunity to check that our feedback has been taken into account. It was not possible to save the text in a word document and cut and paste from that because, as mentioned Survey Monkey did not support changes to formatting.</p> <p><b>Questions:</b></p> <p>a) <b>Will the submissions be made public?</b></p> <p>b) <b>If not, what opportunities will contributors be given to view their own submission in order to check that they have been taken into account?</b></p> <p>c) <b>If responses are not made public, how will contributors be able to assess whether or not their evidence has been used to inform changes to the draft?</b></p> <p>d) <b>How and by whom will the text be changed in respect of submissions by the public?</b></p> <p>e) <b>What methodology or algorithms will be used to assess the weight of opinion on each policy and question?</b></p> <p>f) <b>When, where and how will this methodology be made public?</b></p> <p>g) <b>How will these changes be identified in the next draft so that they may be scrutinised by parishioners?</b></p> <p>h) <b>What opportunities will parishioners be given to approve the changes made to the draft before it is submitted for independent assessment?</b></p>

	<b>Response</b>
	<p data-bbox="268 253 1165 286">2. Conformity with Tunbridge Wells Borough Council Local Plan</p> <p data-bbox="268 369 1356 616">2.1 Page 2 of The Pre-submission (Reg 14) Version NDP states that: “The plan has been informed by the strategic policies in the Tunbridge Wells Borough Council Local Plan, against which it needs to be in general conformity.” The Pre-submission (Reg 14) Version NDP acknowledges in paragraph 7.5 the Borough Council’s requirement for the Parish to provide 818 - 918 new houses in the new Local Plan period to 2036 and that the draft new Local Plan allocates 14 sites in the Parish to meet this requirement.</p> <p data-bbox="268 698 1372 913">2.2 The draft NDP does not however, formally acknowledge these housing site allocations nor does it contain any general housing policies which either support or resist the provision of open market housing. Furthermore, it does not provide any locational criteria for open market housing nor does it specify suitable sites for such housing. In short it does not provide ‘policies for the development and use of land’ as required by the legislation.<sup>1</sup></p> <p data-bbox="268 996 1372 1281">2.3 In respect of affordable housing, Policy HO6.1 deals in general terms with its provision within the Parish, however, there is an absence of any criteria for the location of this type of housing even though the policy heading includes the words ‘in Sustainable Locations’. Similarly, draft policy HO6.2 doesn’t include any locational criteria and explicitly refers to ‘town and/or landscape settings’ which suggests that applications to build lifetime homes, accessible homes for the elderly and those with disability and homes for accessible intergenerational living might be supported in rural areas.</p> <p data-bbox="268 1364 1372 1579">2.4 The absence of any locational criteria for each housing type would suggest that, in principle, housing can be located anywhere within the Parish. However, the draft NDP does contain a number of Landscape and Natural Environment policies which will either restrict or severely impede the location of all housing types including some of the housing site allocations for the Parish as proposed in the draft new Local Plan. These conflicts are as follows:</p> <p data-bbox="268 1662 1356 1798">1 ‘A neighbourhood plan should, however, contain policies for the development and use of land. This is because, if successful at examination and referendum (or where the neighbourhood plan is updated by way of making a material modification to the plan and completes the relevant process), the neighbourhood plan becomes part of</p>

	<b>Response</b>
	<p>the statutory development plan.' <a href="https://www.gov.uk/guidance/neighbourhood-planning--2">https://www.gov.uk/guidance/neighbourhood-planning--2</a></p> <ul style="list-style-type: none"> <li>- Sites numbered CRS4, CRS7, CRS8 and CRS97 in the draft new Local Plan, which are to provide in total some 538 -598 dwellings, are all impacted by draft policy LN7.7 which states that 'proposals for development in parts of the Crane Valley, as described on the High Weald AONB Map "Crane Valley and Its Setting" on page 26 will not be supported'</li>   <li>- Sites numbered CRS4 and CRS9 in the draft new Local Plan, which are to provide some 360 – 420 dwellings, are both impacted by draft policy LN7.10 which says that development proposals should preserve the integrity of the green gap between Cranbrook and Hartley (identified on the plan at page 31) and that proposals which are of a scale that would result in the coalescence of the historic settlements will not be supported. The draft policy does go on to say when development will be permitted, but the criteria listed would not be met by the scale of development envisaged at the allocated sites in the new draft Local Plan. The combined effect of the various elements of this policy is to make the scale and nature of development proposed for the allocated sites in the draft new Local Plan impossible.</li>   <li>- Sites numbered CRS1, CRS2, CRS3 and CRS5 in the draft new Local Plan, which are to provide some 90 – 115 dwellings, are covered by blue shading on the High Weald AONB Unit Map "Green Spaces and Green Networks for People" at page 17. This shading relates to Local Green Spaces. However, only part of site CRS5 has been identified in draft policy LN7.13 as designated Local Green Spaces (and even that is ambiguous as the supporting text to Site LGS15 refers to the area shaded green but there is only yellow shading on the plan). Furthermore, site CRS2 is referred to in the supporting text to Site LGS3 as a 'possible' Local Green Space. Hence, the map at page 17 should be amended so that it accords with draft policy LN7.13 and thus removes from the ambit of draft policy LN7.1 the land which has not been specified in draft policy LN7.13 as Local Green Spaces or formally designated as a Local green Space, as is the case with Site LGS3. It is also noted that the extent of the yellow shading on LGS15 conflicts with the draft new Local Plan CRS5 site allocation.</li>   <li>- Draft policy LN7.11 appears to relate solely to the part of the Parish within the AONB with the exception of the title, 'Protection of the High Weald AONB &amp; its Setting' and paragraph b) which includes the words 'anywhere they exist within the parish'. The practical effect of paragraph f) of this policy is create a barrier for housing</li> </ul>

	<b>Response</b>
	<p>development as envisaged at certain of the sites allocated for housing development in the draft new Local Plan. In particular, housing sites numbered CRS4, CRS6 and CRS7 (and possibly CRS1 and CRS9, but it is difficult to be sure because of the quality of the plan) are in whole or part classified as Historic Fields on the plan at page 34. Proposed housing sites numbered CRS2 and CRS3 are also regarded as Historic Fields. Part of site numbered CRS6 is classified as Wildflower Meadow and appears to be the only wildflower meadow within the whole of the part of the Parish within the AONB.</p> <p>2.5 We are confused as to why the TWBC Local Plan 'Call for Sites' has been included in the draft NDP despite the fact that a number of these sites have subsequently been rejected by TWBC and assessed as unsuitable by the AECOM assessment. The map on page 104 is redundant and should be deleted.</p> <p>2.6 The draft NDP does not provide a clear positive vision for development which parishioners can support or oppose. We ask that a second draft, which includes a definition of 'sustainable locations' and a clear vision for development, is presented to the community for their consideration.</p> <p><b>Questions:</b></p> <p><b>i) What is the NDP definition of 'sustainable location' for housing? Is it, as stated in draft policy AM 4.3 b): 'Applications for development should ensure that businesses and residents should not be dependent on car ownership to access amenities and services'? In which case, this policy must be amended to reflect this definition.</b></p> <p><b>j) How will discrepancies between the draft NDP and the TWBC plan be resolved? Will the TWBC draft plan be changed? Or will the draft NDP be changed?</b></p> <p><b>k) If the policies contained in the draft NDP make development impossible in many of the sites identified for housing by the TWBC, where is the development that is mandated to take place in our parish to be located?</b></p> <p><b>l) What is the purpose of including the TWBC call for sites map in the NDP?</b></p> <p><b>m) What is the NDP policy on sites already deemed unsuitable for development? If the proposed NDP policy is to oppose proposals for development on sites already deemed unsuitable, then this policy must be</b></p>

	Response
	<p><b>explicitly stated so that parishioners may consider it. In addition, the map on page 104 should be deleted. If the proposed NDP policy is to support or otherwise be open to proposals for development on sites already deemed unsuitable, then this policy must be explicitly stated so that parishioners may consider it.</b></p> <p>2.7 In the Introduction (p.4), Colliers Green is described, along with Hartley ,Sissinghurst and Cranbrook, as one of four ‘main settlements’ in the parish. This categorisation is inaccurate and misleading and must be changed. Colliers Green is a small hamlet of approx. fifteen houses and a primary school. It is in no way comparable to any of the three main settlements in the parish.</p> <p>3. Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments</p> <p>3.1 Unless proposals for Large Scale Development (LSD) are part of the vision for development in the parish then they should be explicitly ruled out by the addition of the following clause:</p> <p>a) Proposals for large scale housing developments will not be supported.</p> <p>3.2 The text supporting the draft policy refers to ‘dispersed historic settlements of farmsteads and hamlets, and late medieval villages’. If the vision of the NDP is to locate a LSD on the site of an existing farmstead, hamlet or medieval village in the parish then this should be stated explicitly so that the community may consider its merits. If this is not the case, then this text should be revised to indicate that LSDs will be confined to or adjacent to brown field sites and urban sites.</p> <p>3.3 LSDs in rural settings are contrary to many of the strategic objectives in the NDP including:</p> <ul style="list-style-type: none"> <li>- the overall objective to ‘Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife.’</li> <li>- the policy aims for landscape and natural environment (p.16) which include: ‘To protect and enhance valued green spaces, significant views and priority habitats’</li> </ul>

	<b>Response</b>
	<p>and particularly, 'To ensure new development does not increase the levels of light pollution in the parish.'</p> <ul style="list-style-type: none"> <li>- draft policy AM 4.3 b): 'Applications for development should ensure that businesses and residents should not be dependent on car ownership to access amenities and services'.</li> <li>- draft policy DH1.4 clause c) that in locations outside the main settlement centres the density should reflect the character of the existing built form as well as the availability and capacity of infrastructure and services.</li> <li>- And finally, an LSD in a rural setting goes against the feedback from your public consultations in which you say that 'Concerns raised included... the potential loss of the rural character of the parish due to development.'</li> </ul> <p>3.4 We would like to propose the following alternative supporting text for paragraph 4.8: "Large scale developments require considerable investments in infrastructure and will not be considered except where there is compelling evidence of excess unproductive land, strong demand for affordable housing and a need for economic investment in existing infrastructure. Applications on green fields sites will not be supported."</p> <p>4. Draft policy LN7.10 - Green Gaps &amp; Preventing Settlement Coalescence</p> <p>4.1 We agree with the principle of preserving green gaps between settlements if ribbon development as currently exists between Cranbrook and Hartley is to be avoided in future. To make this policy robust, consistent and equitable it must be applied to all of the gaps between settlements in the parish. CGRA requests that the NDP use their existing methodology to propose a green gap between Colliers Green and Cranbrook, with the precise location subject to approval by the community.</p> <p>5. Draft policy LN7.11 - Protection of the High Weald AONB &amp; its Setting</p> <p>We welcome the fact that this policy covers the setting of the AONB as well as the AONB itself. This reflects the National Planning Policy Framework (NPPF) which confirms that the Duty of Regard is "relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas." The map on page 34 is, however,</p>

	<b>Response</b>
	<p>incomplete and misleading and should be revised to include the character components of natural beauty in the north of the Parish as well as the South, in line with the other maps in the document.</p> <p>As it is written, Paragraph 1.5 appears only to apply to those parts of the parish within the AONB. In order to be in keeping with draft policy LN7.11 it must be amended to 'Being within and adjacent to the High Weald AONB....'</p> <p>6. Draft policy DH1.4 - Making Efficient Use of Land Through Appropriate Densities</p> <p>6.1 There is no mention of preventing development outside the LBD in this policy, or of limiting development to sustainable locations (which are yet to be defined in the NDP). This needs to be included. In fact, as it is written, clause a) is 'expecting' higher density developments in greenfield sites adjacent to village and town centres. This runs contrary to other policies and strategic priorities expressed in the plan, including the key objective to 'Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife' and must be changed.</p> <p>6.2 We welcome the point made in clause c) that in locations outside the main settlement centres the density should reflect the character of the existing built form as well as the availability and capacity of infrastructure and services. However, in order to remain consistent with other policies in the draft NDP about green field sites and to shape development in a meaningful and effective way, this policy must be more precise. A figure must be given to the density, so that it reads, for example, 'should not exceed 10% of the existing built form'.</p> <p>7. Draft policy AM4.2 - Pedestrian Priority and Public Rights of Way</p> <p>7.1 We note the inclusion of Colliers Green Road/Marden Road within this policy. Why have those two been identified, out of the many roads and lanes? Both are outside the LBD with no requirement for pedestrian access. We assume that it is because there was a historical problem with parking at the school which has now been resolved. The development of a car parking area behind the school means that children, parents and staff no longer have to enter or exit cars on the narrow lane in front of the school.</p>

	<b>Response</b>
	<p>7.2 Marden Road is a narrow, single track rural lane with just a few houses and woods on either side. Colliers Green Road has been identified as in the top 10% lanes of high landscape and amenity value as assessed by TWBC.</p> <p><a href="http://www.tunbridgewells.gov.uk/data/assets/pdf_file/0017/24470/SPG_Rural_Lanes.pdf">http://www.tunbridgewells.gov.uk/data/assets/pdf_file/0017/24470/SPG_Rural_Lanes.pdf</a> It is unnecessary and inconsistent to include these as roads requiring work to create pedestrian priority. It also entirely contrary to policy AM4.6, to protect rural lanes.</p> <p>7.3 We ask that AM4.2 is modified to exclude references to Colliers Green Road and Marden Road.</p> <p>8. Draft NDP policy BE3.1 Business &amp; Employment Space</p> <p>8.1 This includes a reference to ‘residential’, but once again there are no criteria for the location of mixed use clusters which potentially opens the door for the promotion by landowners and developers of rural sites. All of these applications must be sustainable, in the terms defined by AM 4.3, ‘Applications for development should ensure that businesses and residents should not be dependent on car ownership to access amenities and services’. If the policy is to develop green field site then this must be made explicit and AM4.3 modified.</p> <p>9. Draft Policy BE3.4 - The Rural Economy</p> <p>9.1 As it is currently worded this policy appears to actively support development and land-use change on farms. There is no rationale offered for this, and such a blanket policy of support would directly contradict the following objectives and policies of the NDP:</p> <ul style="list-style-type: none"> <li>• the strategic objective to ‘Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife.’</li> <li>• the policy aims for landscape and natural environment (p.16) which include: ‘To protect and enhance valued green spaces, significant views and priority habitats’</li> </ul>

	<b>Response</b>
	<p>and 'To ensure new development does not increase the levels of light pollution in the parish.'</p> <ul style="list-style-type: none"> <li>• draft policy AM 4.3 b): 'Applications for development should ensure that businesses and residents should not be dependent on car ownership to access amenities and services'.</li> <li>• draft policy DH1.4 clause c) that in locations outside the main settlement centres the density should reflect the character of the existing built form as well as the availability and capacity of infrastructure and services.</li> <li>• feedback from your public consultations in which residents expressed concern about the lost of the rural character of the parish due to development.</li> </ul> <p>9.2 If the NDP vision is to develop on farms, farmsteads and farm land, including by blanket approval for changes of use, then this must be stated clearly so that it can be considered by the community. In addition, all of the conflicting policies in the existing draft NDP must be changed. It must also be explained to parishioners who wish to preserve green spaces, including members of the CGRA, how their contributions to the NDP process have been taken into account when forming the draft NDP.</p> <p>9.3 If this is not the vision, then in order to be effective and to protect the other policies in the draft NDP then BE 3.4 must be much more carefully and precisely worded.</p> <p>Specifically, clause b should be changed to:</p> <p>"Proposals which promote economic, social and environmental sustainability through farm diversifications schemes (e.g. sustainable rural tourism, local food production, small scale equestrian, retailing, hospitality, food and land-based arts and crafts, environmental education, professional and business services) may be supported in consultation with local residents.</p> <p>Clause c) should be amended to reflect the cautious language used consistently elsewhere in the plan. In accordance with the strategic objectives of the plan, the reference to 'land' in relation to 'change of use' should be deleted as the process should only be applied to existing buildings, not green field sites:</p>

	<b>Response</b>
	<p>“Planning applications involving farms, farmsteads and land use change of use will not be supported unless they meet the following criteria:</p> <ul style="list-style-type: none"> <li>• provide local employment</li> <li>• are not dependent on car ownership (policy AM4.3)</li> <li>• reflect the density of the existing built form in scale and character</li> <li>• maintain the same built footprint</li> <li>• they are make use of local resources [sic]</li> <li>• enhance productivity</li> <li>• are sensitive to landscape settings</li> <li>• protect and enhance the environment</li> </ul> <p><b>Question:</b></p> <p><b>n) What is the NDP vision for developing farms, farmsteads and farm land, including by blanket approval for changes of use?</b></p> <p>10. Draft Policy HO6.1 – Affordable Homes in Sustainable Locations</p> <p>10.1 Despite its heading this policy does not define what it means by a ‘sustainable location’. See earlier comments on ‘sustainable locations’.</p> <p>11. Draft policy HO6.4 - Rural Exception Sites</p> <p>11.1 Draft policy HO6.4 explicitly provides support for small and medium size Rural Exception Sites but does not define what is meant by Rural Exception Sites in the context of the draft NDP. However, the NPPF does provide a definition of Rural Exception Sites this being:</p> <p>Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s</p>

	<b>Response</b>
	<p>discretion, for example where essential to enable the delivery of affordable units without grant funding.</p> <p>The reference to ‘medium sized’ sites in Draft Policy HO6.4 is inconsistent with the definition of Rural Exception Sites as defined in the NPPF. The draft NDP should therefore be amended to be consistent with the NPPF definition of Rural Exception Sites.</p> <p>11.2 The NDP must clarify whether or not / how building on green sites using rural exceptions fits into its vision of development, so that this vision may be assessed by parishioners. If the vision is to develop on green sites, including by using rural exceptions, then this must be stated explicitly so that it can be considered by the community. Conflicting policies in the draft NDP must also be changed. It must also be explained to parishioners who wish to preserve green spaces, including members of the CGRA, how their contributions to the NDP process have been taken into account when forming the draft NDP.</p> <p>11.3 As clause a) is currently worded there is nothing to stop a landowner applying for small or medium (currently undefined) development on a rural exception site in a field in the middle of nowhere. This runs counter to several policies elsewhere in the document, including the key objective to ‘Preserve the historic landscape character and the natural environment, green spaces, and biodiversity for the health of people and wildlife’ and to feedback offered by parishioners, including members of CGRA. This clause must be amended to state that only small sites in sustainable locations adjacent to the LBD will be considered.</p> <p>11.4 The wording about the size of the potential sites is woolly and must be more precise. It should either state a number of houses (eg, no more than 10), or provide guidance on scale, such as ‘should not exceed 10% of the existing immediate settlement’.</p> <p>11.5 Clause c) as currently phrased allows developers to build on unsustainable sites provided they can demonstrate that constraints are ‘mitigated’. This is contrary to the overall objectives of the NDP and is in clear contrast with the judicious language elsewhere in the plan. It should be rewritten so it presumes that development will ‘only be considered in sustainable locations’, in order to be consistent with policy AM 4.3, ‘Applications for development should ensure that</p>

	<b>Response</b>
	<p>businesses and residents should not be dependent on car ownership to access amenities and services’.</p> <p>If the vision presented by the NDP does not involve promoting development on green field sites including by supporting rural exceptions, then in order to be effective and to protect the other policies in the NDP, draft policy HO6.4 must be much more carefully and precisely worded.</p> <p><b>Question</b></p> <p><b>o) What is the NDP vision for developing green sites, including by using rural exceptions?</b></p> <p>12. Draft Policy LN7.13 Local Green Space Designations</p> <p>12.1 We support the principle that local people should be able to designate as green spaces areas that are important to them. We refer the NDP to our earlier submissions about the important green spaces in and around Colliers Green so that they may be included in the NDP (see box below). We look forward to the inclusion of this important local green space in the next draft.</p>
23	<p>1. These representations are made on behalf of Rydon Homes Ltd.</p> <p>2. Rydon Homes Ltd is a well-established firm of house-builders, which has been building high quality housing, mainly in the Kent, Surrey and Sussex areas for 40 years. Its main office is in Forest Row, East Sussex. Rydon Homes is part of the Rydon Group, which comprises a range of property-based companies. Further details are available on its website <a href="http://www.rydon.co.uk">www.rydon.co.uk</a>. In addition to constructing housing for the private market, the Group also has particular expertise through both its Homes and Construction companies in the provision of affordable housing.</p> <p>3. The Cranbrook/Sissinghurst locality has been an area of interest to the Company over the years and they currently hold an interest in land East of Oak Tree Farm, Angley Road, Sissinghurst. This site is currently proposed as a housing allocation in the emerging Tunbridge Wells Draft Local Plan (Regulation 18) for approximately 20-25 dwellings (Policy AL/CRS 16).</p> <p>4. These representations therefore focus upon the efficacy of the Plan from the point of view of a prospective developer seeking to deliver housing, within the Plan area, that accords with the policies of the Neighbourhood Plan but also the policies of the Tunbridge Wells Borough Local Plan and National Guidance published by the</p>

	<b>Response</b>
	<p>Government. Ensuring clarity of requirements, proportionality and reasonableness of the extent of evidence required to support a planning application and consistency of policy and approach at National, District and Local levels, are the main objectives of this contribution. The points made therefore represent the position of a user of the Plan and the practical application of its policies to specific development projects.</p> <p>5. The main concerns about the Plan as it is currently proposed are that it is excessively detailed, it unnecessarily repeats existing policies in the Local Plan and National Planning Policy Framework (not always accurately or consistently), it confuses Policy and guidance (which have a different status in the overall planning balance) and it relies to a too great extent on references to other documents which are of background relevance only and are not up-to-date or may become out-of-date during the currency of the Plan period. Such references should be transferred to the explanatory text and/or an appendix. The plan should provide a local dimension and interpretation of planning policy and not simply repeat, and in some cases distort, National and Local Plan Policy. In its present form it adds another layer of planning policy and complicates and confuses objectives rather than simply applying a local perspective.</p> <p>6. The effect of this is that the Plan, in many respects, does not conform to the Basic Conditions as set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. These include: -</p> <ul style="list-style-type: none"> <li>having regard to the national policies and advice contained in guidance issued by the Secretary of State.</li> <li>contributing to the achievement of sustainable development.</li> <li>being in general conformity with the strategic policies contained in the development plan for the area.</li> </ul> <p>7. In order to meet those Basic Conditions, it is suggested, generically, that the Policies in the Neighbourhood Plan should: -</p> <ul style="list-style-type: none"> <li>be shorter and more succinct, avoiding duplication and distortion of Local Plan Policies unless there is specific local justification.</li> <li>accord more closely with National and Development Plan policy.</li> <li>relocate references to Guidance Documents to the explanatory text and/or an Appendix and avoid giving them actual or perceived policy status.</li> <li>ensure that the policies are positively prepared and contribute to the achievement rather than the frustration of sustainable development.</li> </ul> <p>8. General responses to the Consultation Survey Questions follow this introductory statement. However, the survey is incomplete for example it does not invite comment upon the “Eco Design Guide” at Paragraphs 4.33 – 4.36 of the Explanatory</p>

	<b>Response</b>
	<p>Text. It is not clear what the status of this section of the Plan is intended to be. The financial basis for adopting the Passivhaus Standard is not justified and it is not agreed that it is widely accepted. It is regarded as an aspiration but it conflicts with Government policy which seeks a more practical and phased introduction of environmental improvements in line with the practical and financial considerations that underly the construction industry. Application of those standards now to all construction projects would be unreasonable and inconsistent with National policy.</p> <p><b>RESPONSES TO ON-LINE QUESTIONS</b></p> <ol style="list-style-type: none"> <li>1. Sigma Planning Services on behalf of Rydon Homes Ltd, 6 Garden Street, Tunbridge Wells, Kent. TN1 2XB</li> <li>2. -</li> <li>3. The main concerns about the Plan as it is currently proposed are that it is excessively detailed, it unnecessarily repeats existing policies in the Local Plan and National Planning Policy Framework (not always accurately or consistently), it confuses Policy and guidance (which have a different status in the overall planning balance) and it relies to a too great extent on references to other documents which are of background relevance only and are not up-to-date or may become out-of-date during the currency of the Plan period. Such references should be transferred to the Explanatory Text and/or an Appendix. The Plan should provide a local dimension and interpretation of planning policy and not simply repeat and, in some case, distort National and Local Plan Policy. In its present form it adds another layer of Planning Policy and complicates and confuses objectives rather than simply applying a local perspective.</li> </ol> <p>The effect of this is that the Plan, in many respects, does not conform to the Basic Conditions as set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. These include: -</p> <ul style="list-style-type: none"> <li>having regard to the national policies and advice contained in guidance issued by the Secretary of State.</li> <li>contributing to the achievement of sustainable development.</li> <li>being in general conformity with the strategic policies contained in the development plan for the area.</li> </ul> <p>In order to meet those Basic Conditions, it is suggested, generically, that the Policies in the Neighbourhood Plan should: -</p>

	<b>Response</b>
	<p>be shorter and more succinct avoiding duplication and distortion of Local Plan Policies unless there is specific local justification.</p> <p>accord more closely with National and Development Plan policy.</p> <p>relocate references to Guidance Documents to the Explanatory Text and/or an Appendix and avoid giving them actual or perceived policy status.</p> <p>ensure that the policies contribute to the achievement rather than the frustration of sustainable development.</p> <p>4. Continue with detailed survey.</p> <p>5. No Comment</p> <p>6. No Comment</p> <p>7. No comment</p> <p>8 - Object</p> <p>Policy EN12 -Protection of Designated Sites and Habitats in the new TWBC Local Plan sets out a policy and criteria for the protection of nature conservation or geological interest of National, Regional or Local importance. It is not clear why Neighbourhood Plan Draft Policy LN7.1 is necessary. In addition it is helpful to identify the statutory and non-statutory designated sites across the Plan area but this should be done in a plan rather than a reference to the High Weald AONB Unit Map. This may not be readily available to users of the Plan. In terms of net gain to biodiversity, this is covered by National and Districtwide policies and does not need to be repeated. Ensuring on-going management of biodiversity within development sites in perpetuity by means of planning conditions and obligations is impracticable. The Local Planning Authority does not have the resources to monitor and enforce such widespread obligations. The time period of perpetuity is unrealistic -normally management plans would be required to cover a period of 20-25 years and this is for the very good reason that this is a period which can be appropriately managed and beyond which there can be no reasonable certainty about prevailing environmental conditions. The Neighbourhood Plan would therefore be out of step with normal planning good practice and the expectations of both National and Districtwide policy, guidance and practice. There is an issue of tying this policy to the aspirations of the High Weald AONB Management Plan. This document was prepared as guidance and to be a material consideration in relation to the determination of planning applications. Furthermore, the reference to aspirations is vague. The inclusion of a requirement to be in line with the High Weald AONB Management Plan aspirations gives that document the status of being a policy of the Statutory Development Plan, which it is not. The wording of this policy therefore creates an unjustified confusion in terms of the status and extent of documents forming part of the Statutory Development Plan. This is a flaw which is repeated in relation to a number of the other proposed policies and needs to be addressed.</p>

	<b>Response</b>
	<p data-bbox="268 255 408 286">9 – Object</p> <p data-bbox="268 315 1391 629">Policy EN11 of the new Draft Tunbridge Wells Local Plan and National Guidance adequately set out policy to secure net gains for nature: biodiversity. Draft Policy LN7.2 is therefore unnecessary. The only "local" element is to identify infrastructure and ecological networks within the Plan area and this should be done on a dedicated plan rather than by reference to the High Weald AONB document. The reference to biodiversity impact calculation is vague and confusing when compared to draft Policy EN11 of the new Draft Tunbridge Wells Local Plan which covers the same point. The wording should be either aligned with the wording of Policy EN11 or omitted entirely in order to avoid confusion.</p> <p data-bbox="268 658 416 689">10 –Object</p> <p data-bbox="268 719 1391 1144">Draft Policy LN7.3 purports to apply to all development proposals and requires the identification and assessment of impacts on ecological connectivity in each case. Such an assessment can only be carried out effectively by a qualified expert and it is unduly onerous and draconian to impose such a requirement on all development proposals irrespective of their nature and scale. Criterion B is advisory and is not a policy directive of itself. The obligation in criterion C to bridge all roads with overarching trees is impractical, unnecessary, unjustified and unduly onerous. The reference to management in perpetuity conflicts with current planning guidance and good practice, is unrealistic and not enforceable in practice. The objectives of this policy are generally subsumed in National and Districtwide planning policy and guidance on ecological protection and enhancement. There is no specific local issue that needs to be addressed and therefore the policy is an unnecessary addition to existing policy.</p> <p data-bbox="268 1173 424 1205">11 – Object</p> <p data-bbox="268 1234 1391 1585">The purpose of this policy in adding to existing or proposed policy elsewhere is unclear. There is no direct local justification. Areas designated for special protection are covered by relevant legislation and policies in the emerging New Tunbridge Wells Local Plan such as Policy EN15 Ancient Woodland and Veteran Trees and EN11 Net Gains for Nature Biodiversity. The policy does not need to repeat this unless there is a specific local requirement. The extension of priority habitats to include traditional orchards is unjustified and excessive and there is no explanation as to why they are considered to be priority habitats or irreplaceable. Again, the reference to in perpetuity, often repeated in other policies, is unduly onerous, not in accordance with current planning practice and incapable of enforcement in practice.</p> <p data-bbox="268 1615 424 1646">12 – Object</p> <p data-bbox="268 1675 1391 1809">It is unduly onerous and unrealistic to expect all planning applications to be supported by reports from qualified Ecologists, irrespective of the scale, nature and type of proposal. Priority Species are already protected by legislation, National policy and Local Plan policies. There is therefore no need for any additional policy. There is no</p>

	<b>Response</b>
	<p>specific local reference for this policy. Again the reference to management in perpetuity is unduly onerous, impractical and incapable of effective enforcement.</p> <p>13 – Object</p> <p>Draft Policy LN7.6 is unnecessary because the objective of biodiversity enhancement is well established in National policy and Local Plan policy. The wording of the proposed policy does not provide any specific local application of the objective. The suggestion that all new development should include integrated bat and bird boxes irrespective of the scale, nature or type of proposed development is unduly onerous, unjustified and has no regard to the individual circumstances or merits of each proposal.</p> <p>The reference to maintaining enhancements in perpetuity is unrealistic, unjustified, not in accordance with accepted planning practice and incapable of enforcement.</p> <p>14 –Object</p> <p>The Local Protection &amp; Enhancement of the Crane Valley is supported and it is entirely appropriate for a Neighbourhood Plan to identify the special characteristics of such an area and to seek to protect them. However, it is not reasonable to seek to prevent all development. The area to which any special local protection policy should apply, beyond normal protection, should be identified on a dedicated plan rather than relying on a reference to the High Weald AONB map. The policy should be re-phrased in order to identify the specific environmental qualities of the Crane Valley that need to be preserved and to set out criteria which limit the types of development that will be appropriate.</p> <p>15 – Object</p> <p>Draft Policy LN7.8 is an unjustified and unduly onerous restriction on development activity. It is a level of micromanagement that is excessive and not applied elsewhere. There is no local justification and no clear evidence base that requires all topsoil to be retained on the same site irrespective of whether this is practical, economic or desirable.</p> <p>16 – Object</p> <p>Draft Policy LN7.9 is headed Protecting the Historic Landscape Character but seems essentially to be aiming to protect and enhance the existing framework of green and blue infrastructure. This objective is suitably addressed by Policy EN16 of the Draft New Tunbridge Wells Local Plan. The proposed policy does not add anything significant or of local application to that policy. It is therefore an unnecessary repetition of existing and proposed planning policy elsewhere.</p> <p>17 –Object</p>

	<b>Response</b>
	<p>The policy is supported except that the Green Gaps should be identified on a dedicated map within the Plan rather than relying on any plan from another document, in this case High Weald AONB Unit Map.</p> <p>18 – Object</p> <p>The generic protection of the High Weald AONB is already adequately addressed in National and Local Plan policy. An additional layer of generic policy is unnecessary and not justified by any specific local circumstances. The extension of the same level of protection to the setting of the AONB as that which applies within the AONB is unjustified and not in accordance with National Policy Guidance. Whilst the setting of the AONB may be a material consideration in planning decisions, there is no case for applying the same level of restriction as applies within the AONB itself. Furthermore, the concept of the setting of the AONB is not clear - what is the extent of the setting? if visual it could be many miles in extent. The concept is therefore too widespread and needs to be more closely defined if it is to be encompassed within policy. There is a good deal of repetition of other policy requirements and objectives within the proposed criteria and this is unnecessary replication. The reference to the High Weald AONB Management Plan within the Policy itself is inappropriate because this is a guidance and visioning document which has the status of a material consideration and should not be confused with the status of a policy that will form part of the Statutory Development Plan. There is no need to repeat objectives that are already set out in the High Weald AONB Management Plan which is already established as an important material consideration for the interpretation and application of development plan policies. There is no need or specific local justification for a further layer of policy reference within the Statutory Development Plan.</p> <p>19 – Object</p> <p>The Protection and Enhancement of Sissinghurst Castle is supported but there is no explanation or justification as to why a further policy is required beyond the protection that the Heritage Asset already enjoys by virtue of national listing and Local Plan policies.</p> <p>20 – No Comment</p> <p>21 – No Comment</p> <p>22 – Object.</p> <p>Policy DH1.1 should be deleted. It provides no additional local policy and therefore is unnecessary, it purports to give various design guidance documents the status of a policy of the Statutory Development Plan, it does not recognise that these documents may be out of date or superseded within the Plan period and it does not recognise that much of the area does not lie within the High Weald AONB and therefore does not need to make reference to the High Weald AONB Design Guidance.</p>

	<b>Response</b>
	<p data-bbox="268 253 422 286">23 – Object</p> <p data-bbox="268 311 1390 488">Policy DH1.2. Part A of the Policy does not provide any new local policy beyond that contained within the National and Local Plan Policy. It is therefore unnecessary. The reference to guidance documents, which may become out of date or be superseded, also elevates them incorrectly to the status of policy of the Statutory Development Plan rather than material considerations.</p> <p data-bbox="268 512 1390 689">Part B of the Policy is unduly restrictive, not positively prepared and is not justified by way of total exclusion. This part of the policy needs to be re-worded if it is felt that there is a particular local requirement to protect and enhance roofscapes but this should be a focussed policy on those areas where this is a particular characteristic rather than being a generic restraint across all Conservation Areas.</p> <p data-bbox="268 714 422 748">24 – Object</p> <p data-bbox="268 772 1390 880">Policy DH1.3 incorrectly seeks to elevate design guidance which may become out of date or be superseded to the status of a policy of the Statutory Development Plan rather than a material consideration in development control decisions.</p> <p data-bbox="268 904 1390 1261">Whilst the desire to secure community engagement in design of significant new developments is laudable there are already extensive consultation procedures attached to the planning application process. If additional consultation is being promoted then this should be through encouragement rather than a policy of the Development Plan. The suggestions set out in Parts B, C and D of the proposed policy are vague, discriminatory (in that community design codes do not exist in all areas) and are not a defined, recognisable document. The policy is unenforceable because it would not amount to a substantive reason for refusal of a planning application which fully addresses the legal requirements at National level for consultation on planning applications.</p> <p data-bbox="268 1285 422 1319">25 – Object.</p> <p data-bbox="268 1344 1390 1597">Policy DH1.4 is unclear and unjustified. There are existing National and Local Plan policies in relation to making efficient use of land. This is to be achieved consistent with the maintenance of local character. There is no Local justification given for departing from National and Districtwide advice by requiring increased densities in village and town centres and Greenfield sites. Densities consistent with local character should be optimised on all potential development sites and some sites will be more suitable for higher densities than others. Each site should be treated on its own merits.</p> <p data-bbox="268 1621 1390 1827">The proposed policy is also confusing in that Part B refers to Affordable Housing provision and the purpose of this inclusion is unclear. If it is to ensure that the standard, density and quality of design of affordable housing should be the same as that for market housing then this should be stated but in any event design policies do not differentiate between the two types of housing and design quality required by National and Local Plan Policy, together with other policies in the Neighbourhood Plan are</p>

	<b>Response</b>
	<p>adequate to ensure high quality development and making the optimum use of sites consistent with local character. Part C of the policy is supported but there is no reason why this approach should be restricted to locations outside the main settlement centres. The density of all development should reflect the character of the existing built form and have regard to the availability and capacity of infrastructure and services. These are addressed by separate policies but certainly should not be limited in the way proposed.</p> <p>26 – Object</p> <p>Policy DH1.5 is too onerous, unjustified and inconsistent with established good planning practice. The reference to Institute of Lighting Guidance is inappropriate in that it elevates guidance to the status of a policy of the Statutory Development Plan rather than a material consideration. Many parts of the Plan area do not lie within the AONB. It is not reasonable to expect applicants to incur the expense of employing qualified Ecologists and specialist lighting engineers in relation to a development unless there is a special ecological interest that needs to be protected.</p> <p>Part B of the policy fails to address the need to consider the balance of provision of lighting between personal safety and environmental impact and should include a requirement for such a balancing operation to be carried out.</p> <p>It is not reasonable, practical or enforceable to require management of lighting schemes in perpetuity.</p> <p>27 – Object</p> <p>Policy DH1.6 Parts A and B are unnecessary because the objective is adequately covered by National and Local Plan Policy. It is also confusing that the wording of the policy, in terms of the approach to any assessment of impact, differs and conflicts with these other policies and is therefore confusing for the user.</p> <p>With regard to Part C, whilst identifying a particular architectural interest of Cranbrook town centre, it is not clear whether any higher order of approach is required or why that is the case. The elevation of Cranbrook town centre to the position of requiring a particular policy reference and different approach from, say, Sissinghurst, is not explained or justified.</p> <p>28 – No Comment</p> <p>29 – Object</p> <p>The policy needs to be made more specific and related to specific viewpoints which provide important views of the buildings concerned in each case. These should be shown on an accompanying map. References to a supporting document forming part of the evidence base are too remote and may not be easily accessible to the reader. References to the document can be made within the Explanatory Text but information</p>

	<b>Response</b>
	<p>for the reader as to whether a proposed development site lies within a specified important view should be readily available within the document itself.</p> <p>30 – No Comment</p> <p>31 – Object.</p> <p>The policy is unnecessary in that it adds nothing to the existing policy framework provided by NPPF and the Local Plan. If a policy is to be included, its wording should be closely aligned to that to be found in other documents that form part of the Statutory Development Plan and National Guidance.</p> <p>32 – Object</p> <p>Proposed Policy DH1.11 is unnecessary because it adds nothing to existing protection provided by National and Local Plan Policies. The introduction of a separate category of heritage assets within agricultural areas is unjustified and unexplained. It is also confusing because it raises the question of whether a heritage asset should be given greater value because it is within an agricultural area rather than anywhere else. The requirement to comply with High Weald AONB Management Plan raises the status of that document to a policy of the Statutory Development Plan rather than a material consideration and this is excessive. Any helpful reference to the document should be made within the Explanatory Text.</p> <p>33 – Object</p> <p>There is no clear explanation or understanding as to why historic farmsteads are singled out as Heritage Assets that deserve particular and special protection beyond that given to Heritage Assets in general. If they are to be singled out then a clear definition and understanding of what constitutes a “historic farmstead” or other built agricultural Heritage Asset should be provided. There is potential for this policy to conflict with generic policies in National and Local Plan Policy which deal with the re-use of agricultural buildings in the countryside.</p> <p>34 – Object</p> <p>The objective of the policy is supported but the reference to the assessment of impact using the Molenbiotoop mathematical model should be set out in the Explanatory Text rather than the policy itself.</p> <p>35 – Object</p> <p>The retention and restoration of the Providence Chapel is supported but the wording of the policy is more akin to a Proposal. Furthermore, it is not explained whether the list of uses would not normally be appropriate to other buildings in the locality and a policy is required to justify them. If there are no individual policy exceptions being made then the policy should be simplified to indicate support for the retention and restoration of</p>

	<b>Response</b>
	<p>the chapel and the other elements of the current wording should be set out in the Explanatory Text.</p> <p>36 – Object</p> <p>A new pedestrian crossing of the A229 to the north of its junction with the A262 should be added to the list of pedestrian crossings to be encouraged. This is required in connection with proposed housing allocations AL/CRS15 and AL/CRS16 of the New Tunbridge Wells District Local Plan.</p> <p>37 – Object</p> <p>Policy AM4.2 is generally supported but requires to be more focussed and clarified. Firstly the policy should not apply to all cases of development. Clearly there will be situations where pedestrian priority is appropriate but in others vehicular priority is required and pedestrian safety needs to be secured. The policy should restrict itself to specific pedestrianisation projects and generic situations where pedestrian priority over vehicles is practicable and desirable. The term “pedestrian priority” also needs closer definition.</p> <p>With regard to Part B of the policy, the requirement for development contributions does not satisfy the requirements of the Community Infrastructure Levy Regulations 2010 Paragraph 122 or Paragraphs 55 and 56 of the NPPF.</p> <p>38 –Object</p> <p>Policy AM4.3 is too vague in identifying what specifically is required of applications for planning permission and is excessive in requiring all developments to improve public transport services, producing conflicts with National Guidance on the use of conditions and planning obligations. Reference to the Sustrans document should be transferred to Explanatory Text because the document will be out of date and superseded at some stage and should not be elevated to the status of a policy of the Statutory Development Plan. The policy requires clarity as to what constitutes a “significant” increase of pupils at any school within the Parish and there is no evidence base to show how this might be reasonably assessed with any acceptable degree of certainty.</p> <p>39 –No Comment</p> <p>40- Object</p> <p>Policy AM4.5 is too vague in terms of its application to Development Control matters. The reader is unable to glean precisely what is required of them in the context of their individual planning proposal. The policy does not indicate how it is to be implemented and the suggested improvements achieved. These are primarily matters for the Kent County Council acting as Highway Authority and the specific measures referred to in the policy will either duplicate, conflict with, or confuse with existing guidance set out</p>

	<b>Response</b>
	<p>in National Highways Guidance and that provided at County level. The policy needs to be more focussed and avoid repetition, conflict or confusion with existing guidance.</p> <p>41 – Object</p> <p>Policy AM4.6 is too generalised and vague. If a policy of “quiet lanes” is to be introduced then these should be specifically identified and the Plan should include means of implementation.</p> <p>42 – Object</p> <p>It is not clear in what way developments are to be required to contribute to a Parish-wide parking strategy. If this is a financial contribution then this would not, in most cases, comply with national legislation and guidance on conditions and planning obligations. The policy does not make clear what the Parish-wide parking strategy is or which documents can be referenced in order to identify it. Introducing charges for car parking is a matter for the owners of the car parks and is not an appropriate planning policy requirement.</p> <p>43 – No Comment</p> <p>44 – No Comment</p> <p>45 – No Comment</p> <p>46 – No Comment</p> <p>47 – Object</p> <p>It is not clear whether Policy HO6.1 is proposed as an Exceptions Policy where affordable housing is permissible in any location provided it is sustainable, high quality and in keeping with town or landscape settings. If that is the case then it would conflict with National and Local Plan Strategic Spatial Strategies which aim to focus new development in accordance with a specific settlement hierarchy and to protect the countryside. The policy needs to be clarified with the correct structure and wording if it is to be an Exceptions Policy which would also have to be justified if it does anything other than to repeat Policy H7 of the emerging Tunbridge Wells Local Plan.</p> <p>The allocation of occupiers of affordable housing is a matter for District Housing Officers and Registered Providers. It is not a planning policy consideration beyond basic tenure and type of property. Part B of the policy should therefore be deleted.</p> <p>48 – No Comment</p> <p>49 – Support</p> <p>This policy is supported but it is relatively meaningless because if development can be demonstrated to comply with other plan policies, then it will be acceptable in any event. The final part of the policy needs to be removed because development that complies</p>

	<b>Response</b>
	<p>with other Plan policies does not need to be restricted to development that is justified by a specified Parish housing need.</p> <p>50 – Object</p> <p>It is not clear how this proposed policy sits with proposed Policy HO6-1. They seem to be seeking to achieve similar objectives. There is no obvious local connection or justification for this policy and it is therefore questioned as to why this is necessary in addition to existing National and Local Plan Policy. In Part A of the Plan, what is meant by “agreed allocations”? This wording needs to be adjusted.</p> <p>51 – No Comment</p> <p>52 – No Comment</p> <p>53 – No Comment</p> <p>54 – No Comment</p> <p>55 – No Comment</p> <p>56 – No Comment</p> <p>57 – No Comment</p> <p>58 – Object</p> <p>The requirements of Policy IN5.1 are unreasonable. Developers are only able to provide physical infrastructure within buildings to facilitate the installation and use of IT technology. They have no control over the delivery or speed of broadband access which is a matter for the relevant service provider and is not a planning policy consideration.</p> <p>Part B relates to installation of service media which is essentially covered by Permitted Development Rights and therefore the proposed policy wording has no effect.</p> <p>The need for his policy in addition to those that currently exist in National and Local Plan Policy documentation is questioned.</p> <p>59 – Object</p> <p>Developers do not have control of installation of charging points in Parish public car parking spaces and financial contributions to such a requirement would not comply with relevant legislative and policy on planning obligations and the imposition of planning conditions. Part B of the policy should therefore be deleted.</p> <p>60 – No Comment</p> <p>61 – Object</p>

	<b>Response</b>
	<p>This policy is a duplication of other policies in the Plan and elsewhere in Tunbridge Wells Local Plan and National Policy. It is therefore an unnecessary repetition and is an unnecessary additional layer of policy which complicates the planning process unnecessarily.</p> <p>62 – Object</p> <p>Policy IN5.5 is confusing. If it is aimed at protecting and replacing existing allotment gardens then it needs to be re-worded to confirm this. Many local allotments are protected by the Plan in any event as Local Green Space. It is questionable whether further planning policy protection is required. It is unreasonable to require all new development proposals on strategic sites to provide additional allotment space – particularly where there are private gardens included within the development. Open space uses should be provided in accordance with the local characteristics of the development itself and this would not necessarily include allotment gardens. The requirement for these to be managed by the Parish Council is inappropriate, excessive and not lawfully enforceable. The specific design of the allotments is unduly intrusive and controlling of the form and character of allotments which can best be left to individual projects, allotment associations and managers. The proposed policy goes beyond what is reasonable and necessary for a Neighbourhood Planning Policy.</p> <p>63 –No Comment.</p>
24	<p><b>Introduction</b></p> <ol style="list-style-type: none"> <li>1. This is a lovely document and really nicely crafted by intelligent folk with a deep understanding. The ecological and environmental contributions are so knowledgeable and sensible. I do wish to express my thanks to all those who have given up much time and effort to the creation of such a document for the benefit of all of us who live in Cranbrook, Sissinghurst and the surrounding area.</li> <li>2. However my initial observation was that the original defining statement that was in the Parish Cake article on the NDP to the effect that: <b>‘Cranbrook is a town where people come first’</b> has now been dropped. This naturally begs the question: what does come first in Cranbrook ? If people do matter then this deserves to be reinstated. It is a really good defining statement too because once you put people first then all the other decisions about development are easy.</li> <li>3. Fundamentally though overall my feeling is that the preliminary document is flawed because, as it stands, it is not what could rigorously be called a <b>plan</b>. The</li> </ol>

	<b>Response</b>
	<p>dictionary defines a plan as: a drawing, a map, a project or a way of proceeding. Everything to make a plan is there, but in itself it is not yet actually a plan. Much of what is written amounts to a wish-list, and the danger is that these good intentions could easily be over-ruled when hard decisions are made. So, if nothing else, a master map plan of Cranbrook and Sissinghurst drawn to a magnified scale showing what is envisaged needs to be incorporated in the final version of the NDP at the beginning.</p> <p>4. The other NDP word: ‘development’, is of course fraught with both fair and unfair connotations. To give an example I grew up in Letchworth Garden City which was well planned by visionaries in Edwardian times. Streets were laid out, recreational land such as Letchworth Common assigned, the library, museum and my old school situated by a rose garden, shopping precincts created, trees planted .... Then after WW II the government instructed Letchworth to providing housing for London folk who had sadly lost their homes and livelihood in the war. That was fine except that at this stage developers moved in and built ugly housing estates which greatly violated the original vision of Letchworth. Is there a parallel with the present directives for Cranbrook ?</p> <p>Then much more recently over the Summer I happened to visit the little village-town of Chinnor where a new housing estate is nearly complete - it is quite separate from the village-town and surrounded by fences with only the road in. It is not well integrated with the town, nor is it even possible to cross the railway from the estate. The developers did what developers are set up to do and develop a site, but its not the kind of development that I for one would want to see in Cranbrook. And there are countless examples of inappropriate development all over the country now. For example if you drive to Canterbury you pass an estate by a road junction where peoples front doors are only a few yards from the main road. Is this what Cranbrook wants - if not the NDP needs to make it clear that is wanted.</p> <p>So is therefore very much up to Cranbrook itself to <b>rigorously</b> define what the town is going to be like, and this may well be different from what the government and others want. This requires detailed planning [more work I realise] and in some cases a stronger use of words in the text. Some woolly and imprecise words in the NDP like the word ‘should’ could usefully be replaced by words such as ‘must’, ‘imperative’ or even ‘mandatory.’</p> <p>5. To return to the need to define things clearly a good example of where there was insufficient definition of development was when Cranbrook allowed new retirement homes to be built in Rope Walk but with no way for people to cross safely over the High Street to get their prescriptions from the chemist. I have often helped these people to cross the road - and at the same time watched mothers with push chairs cross the road</p>

	<b>Response</b>
	<p>from behind parked cars. So what vision was there in all this - none ! How long will it be before someone is killed by the way things are now in the High Street ?</p> <p>6. Of course everyone has different ideas so I can only give my views. But I think that the really important thing now is to create a centre. Cranbrook does have such a thing, sort of, but you couldn't really call it people-friendly. Obviously, well to me anyway, Stone Street and the High Street up to the Co-Op needs to be pedestrianised with access for small delivery vehicles and emergency vehicles only. Have you ever watched a Number 5 bus pass a 12 wheeled lorry in Stone Street ? Its madness. Other towns like Canterbury and Tunbridge Wells have managed to incorporate pedestrianisation and it is widespread on the continent - so why is Cranbrook so far behind ? Cranbrook evolved in the age of the horse, but that has long gone and I think that this needs to be strongly recognised in the NDP.</p> <p>Diverted traffic does need an alternative route though, and a kind of a ring road around the centre does already exist from Baker's Cross to the Swattenden Road which could easily be connected to the A229 half way along - although maybe others will think of a better solution.</p> <p>If one looks only a few years ahead the situation in Cranbrook centre rapidly becomes far more dangerous - electric cars are very quiet and inaudible to the hearing impaired. Their acceleration is ferocious. They could come up behind you and knock you down before you knew a thing,</p> <p>7. Along with the plans for the centre the pedestrian ways, cycle paths, travel to school... need to be clearly defined and land allocated to them. These are unlikely to happen by chance so they should be shown on the master plan. Does Cranbrook really want its children to be taken to school every day in 4x4s ?</p> <p>This kind of definition would actually help developers once they see that a clear vision exists for them to work around. The kind of planning needed at the town centre also needs to be extended beyond with a particular emphasis on recreation. Imagine what London would be like if far-sighted people had not foreseen the need for parks. Once land is built on it can never be recovered. The maps that are included in this version of the NDP need someone to get out a green pencil and say that certain areas are out of bounds from the one-way process of housing development.</p> <p>8. But there is more to a town than its streets and paths - for example, Cranbrook has a creative tradition in the former Cranbrook colony of painters. The amateur dramatics at Cranbrook school are also very creative and the list goes on. This doesn't really figure in the NDP but the desire for the creation of a creative-oriented town could</p>

	<b>Response</b>
	<p>be included in the plan with a view to attracting employment from companies in the creative spheres [films, publishing....]</p> <p>Well, I hope that whoever reads this finds it helpful and constructive and again I would like to express appreciation to all those who are putting the NDP together. I would be happy to give my thoughts in person if required and to comment on any revised Cranbrook and Sissinghurst NDP.</p> <p><b>Specific Notes on the Cranbrook and Sissinghurst NDP</b></p> <p>Page 12. 2.11. Community Provision.</p> <p>The proposed community centre which is surrounding by housing has not been sensibly thought through - further reference to this is given below</p> <p>2.12 Tourism</p> <p>Making the High Street people friendly and providing additional parking would encourage tourists to visit and to shop in safety</p> <p>Page 15 Overall Policy Ams</p> <p>The present level of light pollution is already too high in the centre of Cranbrook and this area of Kent should aim to be a Dark Sky Reserve so that everyone can enjoy the stars</p> <p>Page 32 Protection of the High Weald AONB and its setting.</p> <p>A goal could be set to create an environment to reintroduce the Crane bird to Cranbrook, as has happened at Hickling in Norfolk.</p> <p>Page 33 3.48</p> <p>The wording is too woolly - sensitive and traditional boundary treatments need to be mandatory</p>

	<b>Response</b>
	<p data-bbox="268 257 454 286">Page 34 3.50.</p> <p data-bbox="268 315 1374 454">Fields are becoming larger to suit modern mechanised farming although some farmers are more in harmony with their surroundings - but can desirable features like small fields and wildlife corridors really be achieved by a Parish council, or does this need government level ruling ??</p> <p data-bbox="268 539 783 568">Page 37 Local Green Space Allocation.</p> <p data-bbox="268 598 1337 696">Allotments seem to be well liked and well cared for, so more land should be allocated to them in any development - this is more important now so as to to give people a break from home working.</p> <p data-bbox="268 786 379 815">Page 58</p> <p data-bbox="268 844 1337 943">Tomlin Ground is shown as having recreational value for rugby - so the rugby field opposite the sports centre should likewise be coloured in before a property development takes it away from the rugby community</p> <p data-bbox="268 1032 576 1061">Page 65 Place Shaping</p> <p data-bbox="268 1090 1382 1229">The language used here is too woolly - for example the phrase: 'property developers should' needs to be replaced by 'property developers must, and failure to do so means that they will incur the costs of rectification. A quaint approach is fine for some things but not where business interests are involved.</p> <p data-bbox="268 1314 1382 1413">The state of the roads left by communications companies and others digging them up needs to be addressed, for example by them paying into a local council rectification fund.</p> <p data-bbox="268 1503 379 1532">Page 66</p> <p data-bbox="268 1561 1361 1704">The reference to property density is not defined and therefore is open to abuse by developers seeking to maximise profit. It would not be difficult to estimate and incorporate in the NDP housing density in the form of dwellings per acre to use as a reference for future development plans.</p> <p data-bbox="268 1785 759 1814">Page 67 Avoidance of Light Pollution.</p>

	<b>Response</b>
	<p>It is good that this is recognised in the NDP. My particular interest is photographing the stars and I have had two exhibitions of astrophotographs in Cranbrook library. There are some bad examples of light pollution in Cranbrook that need rectifying such as the very bright lights on the Fryth.</p> <p>Dark Skies need streetlights that are hooded so as only to point downwards. And although there are economic advantages in LED street lighting its broad spectrum is actually a problem.</p> <p>Page 70 Creation of a New Town Square for Cranbrook</p> <p>Yes - this should definitely be a top priority</p> <p>But where would it be sited ? If Stone Street and the high Street were pedestrianised then it could be around the site of the original market cross</p> <p>Alternatively could it be an alternative to the proposed housing on the site of the proposed community centre.</p> <p>Page 71 Protection of Key Views.</p> <p>Obviously this is essential but what has not been recognised is that any high building such as the new development in Rope Walk and the roofs in the fill-in area above Wheatfield Way inevitably affect the light of those nearby. Taking people's light is unkind.</p> <p>Not mentioned is the subject of tree height - a map should be added to the plan to show where high trees like Scots Pine and oaks are appropriate and where unpleasant, and often neglected, trees like Leylandii Cypress must be restricted to a certain maximum height, such as 3 metres.</p> <p>Page 73. 4.19.</p> <p>The guidance could take the form of a website showing photographs of desirable shopfronts from around the country - or there could be a 'Cranbrook oriented house style'.</p> <p>Page 79. Design and Heritage Eco-design Guide</p> <p>Rooftop solar panels to supply electrical energy to charge cars locally should be added</p>

	<b>Response</b>
	<p>However the NDP should state that wind turbines and perhaps, in the future, local small scale nuclear reactors should not be permitted.</p> <p>Page 82 The Pedestrian Environment</p> <p>I have asked many people about pedestrian crossings and my impression is that everyone likes them - and they may prevent injuries too. But the problem I think is that people also like to drive to the shops - and this probably results in more trade for them. In the olden days you could drive to the centre of any town or city and it was often very handy to do so. But it is not the future and it is not possible in many places either now. In fact in most places you have to pay to park and then walk to the shops - this exercise is good for you too. But I can understand the concerns of some of the shops, so any NDP needs to work out a transitional plan to perhaps first close Stone Street then progressively more of the High Street to give everyone time to adjust.</p> <p>In the medium term a pedestrianised precinct would probably result in more local people and visitors using the shops more than now. Even shoe shops, of which Cranbrook used to have two, might return one day !</p> <p>Page 82. 5.1 Policy Supporting Text</p> <p>The Old Market Place outside the Fire Station could function as a good and clear crossing place, especially as here the pavement is just up a single level. Why does Tenterden have a pedestrian crossing and not Cranbrook ?</p> <p>Presumably everywhere has had the same problems with cars and lorries in their towns and apart from provision for deliveries and access to emergency vehicles shouldn't a sensible NDP just say no to vehicles - now.</p> <p>And although almost unimaginable at the present time, wouldn't it be far nicer for the people of Cranbrook and visitors if the whole of the High Street and Stone Street were pedestrianised and an avenue of trees planted down the High Street with seats, cafes and a few cycle racks. Cherry trees in Springtime and Acers in Autumn might work and Cranbrook-in-Bloom, who already do so much to grace the town, could decide.</p> <p>Page 85 Pedestrian Priority and Public Rights of Way</p> <p>The wishes of people seem clear and therefore need to be affirmed as high priority in the NDP</p> <p>a] Again the woolly word 'should' needs to be replaces by 'must'</p>

	<b>Response</b>
	<p>b] Is the intention that the footpath from Sissinghurst past the Vicarage is upgraded to a cycle and bridle path ? And how is it to be routed through the town or perhaps the Wheatfield way estate ? Thinking on these things needs to be 'joined up - ' literally. This is another place in the current version of the NDP where the intention for the future needs to be defined more clearly</p> <p>Having walked the Hop Pickers line my feeling that it was not a great experience in its present form - it is like many old railway lines - neglected, overgrown and a bit spooky. However it could be brightened up to create an off-road route for cyclists and dog walkers to Goudhurst and beyond that could be developed, perhaps by volunteers and an army of woodcutters. But is this something the parish council can do ?</p> <p>Page 86 5.5.</p> <p>A round the parish walking trail of about 2 miles that is clearly signposted like the National long-distance walks would encourage visitors to the town. During the recent lockdowns there seemed to be a lot of people rediscovering the pleasures of walking - and there are now an increasing number of dogs that need to go for walks !</p> <p>Page 87 Public Transport 5.11</p> <p>There needs to be a route whereby cyclists, scooters and other lightweight forms of transport - some yet to be envisaged - can go from Cranbrook to Staplehurst Station to catch a train. A cycle path like the one along the road to Rye Harbour might be one approach.</p> <p>Page 88 5.13.</p> <p>Yes, for some unknown reason vehicles are above sensible regulation. This can be seen clearly watching long vehicles try to get around Goudhurst Church. They should of course be prohibited at the A21 end and in the process stopped from travelling on through Sissinghurst.</p> <p>Traffic calming has got to be an essential part of future town planning because the acceleration, quietness and speeds of electric vehicles are formidable. Since it is a problem of human nature simple signage is often not enough - there needs to be things like the granite blocks in Maidstone to narrow the streets at close intervals and</p>

	<b>Response</b>
	<p>to prevent oversized vehicles using the road at all. This has been a problem in Stone Street as well as in many other places that has yet to be addressed.</p> <p>Page 100 The Rural Economy 6.18.</p> <p>Earlier in the last century there was a movement towards smallholdings. These provide people with a livelihood and fresh food for the community - is it really necessary to import mushrooms from Poland, apples from France and tomatoes from Spain ?? There are many places around Cranbrook where smallholdings could be created - it is surprising how little land is needed to produce a great amount of wholesome food for local people.</p> <p>Page 103 7. Housing</p> <p>Housing is intrinsically tied up with work although of course nowadays they are often separate by huge distances, even between continents. But shouldn't there be a priority for homes for shopkeepers and the local rural workforce over people who commute far afield. Is it really the priority of Cranbrook and Sissinghurst to house wealthy folk who work in London - to read the adverts on Staplehurst station and in Sissinghurst Village you might think so.</p> <p>The true need for the actual number of houses for locally employed people needs to be identified and take precedence over any perceived national need - and anyway, as we have seen recently, national decisions have a way of changing fast. - leaving others to pick up the pieces.</p> <p>Page 104 7.3 Call for Sites</p> <p>The map shows sites that actually may also have other uses such as education, wildlife and recreation. A list giving a breakdown of these numbered sites showing possible alternative uses should be included in the NDP as they are where development will focus. The sports field at the top of Oatfield Drive for example is sited nearly opposite the significant rugby ground on the A229 and could therefore form part of this recreational complex, rather than be allocated to housing. Remember: once a site is built on it can never be returned to nature.</p> <p>Page 105 7.5 How many houses do we need to deliver ?</p> <p>Recent experience of government decisions in the current epidemic suggest that what they say, whilst sounding authoritative, may not be right and may also be out-of-date. Worse, development may simply be proposed by those who want to make</p>

	<b>Response</b>
	<p>money. Requirements therefore need to be critically reviewed and not accepted as fact, nor as the only way forward. Here the questions to ask are what housing needs does Cranbrook itself really have right now.</p> <p>It seems that buy to rent properties are widespread in Cranbrook which means that people are paying rent to landlords rather than investing in their own future - is this really desirable ? Although there is consideration of these things in the NDP a clear overall statement of direction in providing people with their own homes is needed.</p> <p>Page 115 - 7 Community Facilities.</p> <p>Cranbrook seems to have been preoccupied with tunnel-vision on a expensive small development near the Co-Op car park. This site has very little car parking and is hemmed in by a proposed housing development which also have very little parking and would rely on taking up the Co-Op town car parking for residents to use. A simple estimate of how much car parking this development will require makes the point. It is a classic example of the wrong approach to community development.</p> <p>On the other hand Benenden community centre is a nice and probably reasonably low-cost development on a site with good car parking, and therefore should be referenced in the Cranbrook and Sissinghurst NDP as an example of 'good practice'. Any new development for a community centre in Cranbrook needs a far, far larger site to be identified.</p> <p>Page 117 Cranbrook Library</p> <p>Maidstone once had a very good library at Springfield that was destroyed in the name of development. The worry is that exactly the same thing could easily happen in Cranbrook.</p> <p>There has been a conspicuous silence on the future of the existing library and it seems therefore that it may be the intention to sell the site together with the adjoining clinic to developers.</p> <p>The NDP really does not recognise [and may indeed wish to not recognise] that we already have this very good asset in Cranbrook.</p> <p>The existing library is widely used as it is near the Primary School and it has car parking in Jockey Lane. It embodies a Citizen's Advice Bureau and a place for exhibitions. The present site is also adjacent to Cranbrook Museum and libraries and museums do well together.</p> <p>Therefore rather than to allow developers to close the library it could easily be expanded at relatively low cost, since the closure of the clinic next to the library could allow a more appropriate community centre to be created by combining the library</p>

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	<p>with the clinic buildings. A place for older residents to meet is an example of the use that this pleasant site opposite the church could be put to.</p> <p>There is really no need for the library to be centralised with other facilities and it should be retained in the accessible place where it is now - near the Primary School and where people with vision long ago sited it.</p> <p>Page 124 Provision of Electric Charging Points</p> <p>The installation of electric infrastructure away from houses is no doubt costly but should not be a burden on the parish council as local people will probably eventually have their own charging points anyway. A fund specifically for the purpose could be set up and businesses and developers and those that benefit from its provision made to contribute by a levy to the parish council on the electricity used.</p> <p>Page 128 Landscape and the Natural Environment</p> <p>A lot of people like fishing as their recreation and many ponds have been created around Cranbrook for this purpose e.g. by the A229 and by the B2244 south of Hawkhurst. Has any consideration been given to the recreational use of the Crane Valley by the development of such ponds ? They might also contribute to flood amelioration. The Crane valley should certainly not be reduced to a ditch with a footpath.</p> <p>Page 129 Access and Movement</p> <p>The wish-list of ideas to encourage travel is fine as far as the immediate future goes, but it is completely inadequate as a statement of the ways things should be in the future. Hopefully cars and lorries in their existing polluting and dangerous forms will one day be consigned to museums but the routeways for whatever forms of personal and commercial transport replace them will still be needed. Therefore the NDP needs to identify the course of such routes and to preserve them from development. Examples include a much better way of getting to Staplehurst Station and a ring road around Cranbrook avoiding a future, hopefully fully pedestrianised, town centre.</p> <p>The A262 through Goudhurst and Sissinghurst is obviously not suitable for 12 wheel vehicles and the NDP should state that the parishes affected should be given the powers to regulate this highway.</p>
25	Cranbrook Museum and Local History Society Committee's Response to the Cranbrook and Sissinghurst Draft Neighbourhood Development Plan Regulation 14 Consultation

	<b>Response</b>
	<p>Land and the Natural Environment</p> <p>Draft Policy LN7.1 Special Sites for Nature Conservation Supported</p> <p>Draft Policy LN7.2 Special Ecological Protection &amp; Enhancement Supported</p> <p>Draft Policy LN7.3 Ecological Connectivity Supported</p> <p>Draft Policy LN7.4 Protection &amp; Enhancement of Priority Habitats Supported</p> <p>Draft Policy LN7.5 Protection of Priority Species Supported</p> <p>Draft Policy LN7.6 Biodiversity Enhancements Supported</p> <p>Draft Policy LN7.7 Local Protection &amp; Enhancement of the Crane Valley Supported</p> <p>In addition to its importance for wildlife and recreation, much more could be made of the historical importance of the Crane Valley. It could play a larger part in an integrated tourism offering within the parish.</p> <p>Draft Policy LN7.8 Protection of Geodiversity Supported</p> <p>Draft Policy LN7.9 Protecting the Historic Landscape Character Supported</p> <p>It is not only the buildings in the parish that are of historic importance. Much of the landscape itself is of great historical significance and should be protected.</p> <p>Draft Policy LN7.10 Green Gaps &amp; Preventing Settlement Coalescence Supported</p>

	<b>Response</b>
	<p>It is vital that green gaps are maintained between the town, village and hamlets, and that they maintain their own identity. This is particularly important where such areas are close together as the gaps are so much easier to lose.</p> <p>Draft Policy LN7.11 Protection of the High Weald AONB &amp; its Setting</p> <p>Supported</p> <p>It would be tragic if the value of the area is only realised once it is lost. It is vital that the High Weald AONB is protected, and also adjacent areas of similar historic importance and beauty.</p> <p>An understanding of the connections between, and importance of all aspects of the area is vital to its future well-being.</p> <p>Draft Policy LN7.12 Protection &amp; Enhancement of Sissinghurst Castle</p> <p>Supported</p> <p>Not only should Sissinghurst Castle and Estate be protected and enhanced, but they should also be included in a fully integrated historic offering within the parish. There should be greater links</p> <p>between the Castle, the Windmill, the Museum and Saint Dunstan's Church, as well as with less well- known historical features.</p> <p>Draft Policy LN7.13 Local Green Space Designations</p> <p>Supported</p> <p>There is a significant and concerning omission from the schedule of designated Local Green Spaces, and that is the Museum Garden, including the access path. It is adjacent to Site LGS12, The Horse Pond, which is on the schedule, and shares much of its history.</p> <p>The Museum Garden is located in the heart of the Cranbrook Conservation Area, and is of great historical significance as it is part of what was formerly known as 'The Green'. This space was associated with commerce, dating back to the markets granted by Edward 1 in 1289.</p> <p>The Museum Garden is an intrinsic part of what the Museum has to offer, as well as being beautiful in its own right. It is a vital outside area for the display of artefacts. The dye, physic and culinary herb gardens contribute to an understanding of local history. The garden is also home to numerous birds, insects and amphibians, as well as badgers, foxes and two species of bats. It is managed in a wildlife friendly way, and appears on the B-Lines Map for the South of England.</p> <p>The Museum Garden is sometimes the venue for small community events, a place for speaking to groups of visitors to Cranbrook and for demonstrations of local crafts, however it is more often a tranquil area where people can sit, without cost, contributing</p>

	<b>Response</b>
	<p>to health and wellbeing. It is maintained by volunteers, including a U3A gardening group.</p> <p>It should be added to the schedule as it qualifies under all five reasons for designation: beauty, historic significance, recreational value, tranquillity and richness of wildlife.</p> <p><b>Design and Heritage</b></p> <p>This section should have been called 'Heritage and Design' rather than 'Design and Heritage' as the future should be firmly rooted in the past, recognising, valuing and building on the best of what has gone before.</p> <p>There should be more prominence given here to the Conservation Areas within the parish, and the importance of the listed buildings, both within them and beyond.</p> <p><b>Draft Policy DH1.1 Design Guidance</b></p> <p><b>Supported</b></p> <p>The parish has numerous distinguished buildings from the past, but what will be the legacy of current times? Although beauty is subjective, there should be new buildings that are outstanding in their external appearance, as well as in their construction and functionality.</p> <p><b>Draft Policy DH1.2 The Design of New Buildings Within, or Adjacent to, Conservation Areas</b></p> <p><b>Supported</b></p> <p>The roofs and roofscapes within the Conservation Areas are intrinsic to their attractiveness, and the views of them should not be obscured by developments which rise above the roofline of existing buildings, or contrast negatively with them in any way.</p> <p>The quality, type and colour of materials used for new buildings play a major part in whether they sit happily alongside what came before.</p> <p>The success of new buildings, whether innovative in design, copying existing styles, or adopting some of their features in order to blend in, will depend on the quality of each individual design/build. What is important is that all buildings should sit harmoniously together.</p> <p>Such considerations should apply not only within and adjacent to the Conservation Areas, but also to the vistas as they are approached.</p>

	<b>Response</b>
	<p>Draft Policy DH1.3 Place-Shaping, Design and Community Involvement on Large Scale Developments</p> <p>Supported</p> <p>Draft Policy DH1.4 Making Efficient Use of Land Through Appropriate Densities</p> <p>Supported</p> <p>The settlements within the parish have developed over time to include a wide variety of homes to meet a wide variety of needs, and these have contributed towards a pleasing aesthetic. There will be places in the parish that are well suited to higher density development, as long as it is very well- designed, however in areas of higher density homes there must be outside space for the wellbeing of residents.</p> <p>Draft Policy DH1.5 Avoidance of Light Pollution</p> <p>Supported</p> <p>The current levels of Dark Skies in the parish should be maintained or, if possible, improved. In addition to the impact of lighting on biodiversity, lighting, where necessary or desirable, should not detract from the ambience of the area. Careful consideration should be given to position, type of light fittings and colour of light emitted.</p> <p>Draft Policy DH1.6 Protect &amp; Enhance the Historic Public Realm</p> <p>Supported</p> <p>It is not only the historic buildings that are valued by locals and visitors alike, but also the more general feel of the area that arises from settlement patterns and connectivity. More localised aspects such as the historic paving, railings and steps in Sissinghurst and Cranbrook also contribute to the overall character of the area, and should be protected.</p> <p>The notion of development being allowed which might harm the historic Public Realm if it will deliver ‘substantial community benefit’ is difficult to quantify, and should be omitted from DH1.6 a. If there is truly a very great need by the community, sometime in the future, it can be addressed within the ongoing reviews that are part of the NDP process.</p> <p>Draft Policy DH1.7 Creation of a New Town Square for Cranbrook</p> <p>Supported</p> <p>As an historic market town, a really good outdoor public realm space where a market could still be held might be appropriate. A beautiful space, where people could meet friends, or just sit to watch the world go by, might also help to combat the loneliness felt by many. Such a space would need careful siting to ensure that it is respected and well looked after, and feels safe to use, including by the more vulnerable.</p>

	<b>Response</b>
	<p>Draft Policy DH1.8 Protection of Key Views</p> <p>Supported</p> <p>It is not only the views, as detailed in DH1.8 that need to be protected, but also the peripheral areas related to them. The roofs of new buildings, particularly their colour, can have a huge negative impact.</p> <p>Draft Policy DH1.9 Protection &amp; Enhancement of Shopfronts</p> <p>Supported</p> <p>Whilst acknowledging that variety makes shopfronts interesting, we would support changes to some existing fronts and signage that do not sit harmoniously with their neighbours.</p> <p>Draft Policy DH1.10 Protect &amp; Enhance the Conservation Areas</p> <p>Supported</p> <p>More should be made of the historical variety and importance of the conservation areas, and maps of them included. Their rural settings should also be protected and enhanced.</p> <p>It should be noted that there are many buildings within the Cranbrook Conservation Area that are not yet listed as heritage assets, but that have been identified by CCAAC as possibly within that category, and are under consideration as such by TWBC.</p> <p>Pollution is addressed in the draft TWBC Local Plan and so, in theory, is not part of the draft NDP, however it should be noted that there is no reference in the TWBC Local Plan to the effects of pollution on buildings. There should therefore be some reference in the draft NDP to the effects of pollution on historic buildings. This should include not only the obvious problems caused by the number, size and weight of vehicles in close proximity to the buildings, but also the less immediately obvious effects that noise can have on the materials used in their construction.</p> <p>NB Many of the names of buildings, particularly of shops, on the Historic England list are very out of date.</p> <p>Draft Policy DH1.11 Protection &amp; Enhancement of Heritage Buildings</p> <p>Supported</p> <p>Should the Historic England link in the previous policy also be referenced here? Please see the comment about pollution in DH1.10, which also applies to DH1.11.</p> <p>NB Many of the names of buildings, particularly of shops, on the Historic England list are very out of date.</p> <p>Draft Policy DH1.12 Protection of Agricultural Heritage Assets</p>

	<b>Response</b>
	<p>Supported</p> <p>Look to other areas of the country where their heritage assets are now providing an income stream through tourism. Much more could potentially be made of the agricultural heritage of the parish.</p> <p>Draft Policy DH1.13 Cranbrook Windmill</p> <p>Supported</p> <p>To many outsiders the windmill is the feature that identifies Cranbrook. Its rarity as a type justifies extreme protection, and the fact that it is still working even more so. It should be included in a fully integrated historic offering within the parish.</p> <p>Draft Policy DH1.14 Retention &amp; Restoration of the Providence Chapel</p> <p>Supported</p> <p>Providence Chapel must be retained due to the role that it, and the preachers related to it, played in the history of Cranbrook as a 'Dissenting' area. Whether it is possible to restore more than the exterior, given its present sorry state, may be more problematic. Without knowing how much of the interior survives, it is hard to make a full comment.</p> <p>Access and Movement</p> <p>Draft Policy AM4.1 The Pedestrian Environment</p> <p>Supported</p> <p>Roads and pavements have to be safe for all users, however care will need to be taken to ensure that the methods used do not have a detrimental effect on the beauty of the parish, particularly within the Conservation Areas.</p> <p>Draft Policy AM4.2 Pedestrian Priority and Public Rights of Way</p> <p>Supported</p> <p>Protection and enhancement of the Hop Pickers Line could benefit locals and tourists alike, and it could be included in a fully integrated historic offering within the parish.</p> <p>Draft Policy AM4.3 Public Transport and Access to Amenities</p> <p>Supported</p> <p>The parish, as a destination for tourists, would benefit from a more fully integrated and accessible transport system.</p> <p>Draft Policy AM4.4 Cycle Storage &amp; Cycle Parking</p>

	<b>Response</b>
	<p>Increased secure cycle parking would encourage more visitors to stop, and to stay for longer, benefitting the local economy.</p> <p>Supported</p> <p>Draft Policy AM4.5 Safer Road Conditions</p> <p>Supported</p> <p>Greater safety for all users is vital, however care will need to be taken to ensure that the methods used do not have a detrimental effect on the beauty of the parish, particularly within the Conservation Areas.</p> <p>Draft Policy AM4.6 Rural Lanes</p> <p>Supported</p> <p>The parish contains routeways of significant historical importance, which should be protected.</p> <p>Draft Policy AM4.7 Car Parking Provision</p> <p>Supported</p> <p>It must be hoped that by improving public transport, and by providing a better cycle network, more tourists will be able to visit the parish in the future without the need for car parking. However, the provision of drop-off points, in addition to very well designed short stay parking for mini-buses and coaches, and longer stay parking, possibly just outside the urban centres, would benefit tourism and the local economy. People often drive into the parish and park for several hours while they walk the local footpaths.</p> <p>Business and Employment</p> <p>Draft Policy BE3.1 Business &amp; Employment Space</p> <p>Supported</p> <p>Draft Policy BE3.2 Support for Tourism</p> <p>Supported</p> <p>Cranbrook, Sissinghurst, the surrounding hamlets and countryside have so much to offer to tourists, and local attractions should work together to provide a more fully integrated tourist experience. A space for a staffed tourist office, even if only part-time, would enhance this.</p> <p>To maximise the benefits from tourism there has to be supporting infrastructure. Not only do facilities, such as a wider range of places to eat and the much needed public</p>

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	<p>toilets, have to be available, but they have to be open for many more hours, whether for people visiting from relatively close by, or from hundreds of miles away.</p> <p>Better signage and visitor boards are needed to enable visitors to locate places/buildings of particular interest, although these need to be sensitively deigned and placed to avoid cluttering the environment.</p> <p>Accessibility for people living with various forms of disability should be improved throughout the parish.</p> <p>Draft Policy BE3.3 Education &amp; Skills Supported</p> <p>Draft Policy BE3.4 The Rural Economy Supported</p> <p>Look to other places in the country where the history of the area, along with local crafts and produce are now providing an income stream through tourism.</p> <p>Housing</p> <p>Draft Policy HO6.1 Affordable Homes in Sustainable Locations Supported</p> <p>Draft Policy HO6.2 Lifetime Homes &amp; Accessible Intergenerational Living Supported</p> <p>Draft Policy HO6.3 Innovative Construction Solutions Supported</p> <p>Draft Policy HO6.4 Rural Exception Sites Supported</p> <p>Community and Culture</p> <p>Draft Policy CC2.1 Community Facilities Supported</p> <p>Draft Policy CC2.2 Provision of Health &amp; Well-Being Services Supported</p> <p>Draft Policy CC2.3 New Community Centre for Cranbrook Supported</p>

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	<p>Whatever is built on Wilkes Field should not be to the detriment of the historic buildings in the locality, or to significant views across the town. It could however be an opportunity to add a building of excellent design and visual value.</p> <p>Draft Policy CC2.4 New Village Hall for Sissinghurst</p> <p>Supported</p> <p>As a new building within the Conservation area, and in a prominent position, it is particularly important that the whole project is sensitive to both the historic buildings in the area and the adjacent countryside.</p> <p>Draft Policy CC2.5 Preserve and Enhance Cranbrook Library</p> <p>Supported</p> <p>The role of libraries as holders of local knowledge should be supported, and links between Cranbrook Library and Cranbrook Museum should be maintained.</p> <p>Draft Policy CC2.6 Performing Arts</p> <p>Supported</p> <p>Draft Policy CC2.7 Preserve and Enhance Cranbrook Museum</p> <p>Supported</p> <p>Cranbrook Museum should be part of a fully integrated historic offering within the parish The following is a suggested re-write of the Policy Supporting Text</p> <ol style="list-style-type: none"> <li>1) Cranbrook Museum is an outstanding and much loved historic building, the oldest parts of which are believed to date from the late 15th century. It is located in the heart of the Cranbrook Conservation Area<sup>1</sup>, on what was formerly known as 'The Green'. This space was associated with commerce, dating back to the markets granted by Edward 1 in 1289. The Museum contributes to the local tourism industry by attracting visitors, often from far away, and is part of 'The Wheels of Time'<sup>2</sup> initiative.</li> <li>2) The building itself makes people aware of the history of the area, and enhances visitors' understanding of former times through such things as its construction methods and materials. It also contributes to an appreciation of social history, for example through its demonstration of how families lived in separate parts of the building, but with shared personal hygiene and laundry facilities, even in the fairly recent past.</li> <li>3) The rich local heritage of the parish is celebrated in the Museum, with the help of the local experts who volunteer there. It contains many artefacts on free display to the public, a large number of which are specific to the local area, with some being unique. The Museum also holds a large archive of documents related to the area.</li> <li>4) The Museum is a centre for the study of local history, and welcomes visitors for this purpose. The archives hold a large collection of information on family history</li> </ol>

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	<p>consulted on site, or through enquiries, by genealogists, locals and visitors from around the world, including other places called Cranbrook. Knowledge is shared through regular publications.</p> <p>5) The Museum is an important resource for schools, locally and further afield. Large and small groups of children visit, often for guided tours, and for the invaluable experiences of seeing artefacts in close-up, with the opportunity of being able to handle some of them. Loans boxes are available to schools and other organisations, for example the local 'Memory Lane Café' (for those living with dementia).</p> <p>6) The Museum Garden<sup>3</sup> is beautiful in its own right, and of great historical significance. It is a vital outside area for the display of artefacts. The dye, physic and culinary herb gardens contribute to an understanding of local history. The garden is also an important Green Space, home to numerous creatures, including two species of bats. It is managed in a wildlife friendly way, and appears on the B-Lines Map for the South of England<sup>4</sup>.</p> <p>7) The Museum and its garden, both free to visit, are important contributors to local Wellbeing, and organisations such as The Memory Lane Café and U3A have links. The many Museum and garden volunteers, mostly older people, value the opportunity to contribute their time and often great local knowledge. The Museum and garden are also used for small gatherings, for example hosting events for Cranbrook in Bloom.</p> <p>References</p> <ol style="list-style-type: none"> <li>1. Cranbrook Conservation Area Appraisal</li> <li>2. Wheels of Time, Kent Children's University Validated Learning Destinations</li> <li>3. Museum Garden Vision Statement</li> <li>4. <a href="https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/">https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/</a></li> </ol> <p>Infrastructure</p> <p>Draft Policy IN5.1 Provision of Enhanced Broadband and Mobile Data</p> <p>Supported</p> <p>Careful siting and sensitive design of poles and masts is needed to minimise negative impact on the parish.</p> <p>Draft Policy IN5.2 Provision of Electric Vehicle Charging Points</p>

	<b>Response</b>
	<p>Supported</p> <p>Draft Policy IN5.3 Low and Zero Carbon Energy</p> <p>Supported</p> <p>Careful siting and excellent design could allow such projects to welcomed, with no harm to the parish.</p> <p>Draft Policy IN5.4 Sustainable Drainage</p> <p>Supported</p> <p>Draft Policy IN5.5 Allotment Gardens</p> <p>Supported</p>
26	<p>As residents of Sissinghurst, we wish only to comment upon the building plans for this village.</p> <p>Any proposed development of houses next to the St. George's Institute will result in a dangerous increase in the flow of traffic, which has already reached alarming proportions.</p> <p>Furthermore, we do not see the need for a new village hall, when we already enjoy both the facilities of the Parish Rooms and with its permission, the use of the primary school dining room.</p>
27	<p>Which parts of the plan do you most like and why?</p> <p>Dislike all aspects of developments, there are no local services able to support this gross abuse of local land.</p> <p>Which parts of the plan could be improved and why?</p> <p>None. No development wanted. The only improvement is for TWBC planning not to allow developments.</p>
28	<p><b>Regulation 14 Draft Neighbourhood Development Plan for Cranbrook and Sissinghurst</b></p> <p>We write in respect of the above consultation and have the following comments on the Draft Cranbrook and Sissinghurst Neighbourhood Plan (DNP). We would be grateful if</p>

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	<p>you could take these into consideration as part of the consultation process. Comments on the individual policies/sections of the draft plan are listed below.</p> <p>We should advise that we have sought professional assistance from Kember Loudon Williams, our retained Chartered Planning consultants, when preparing our response.</p> <p><u>Introduction</u></p> <p>With our planning consultants the School has submitted representations through the Tunbridge Wells Borough Council (TWBC) Local Plan process. The representations to date have highlighted the importance and benefits of the school to the immediate area, which for completeness are listed again below:</p> <ul style="list-style-type: none"> <li>• Cranbrook School provides a high standard of teaching, as demonstrated through OFSTED assessments, GCSE and A Level results;</li> <li>• It provides high quality sporting facilities which are available not only to the School students and staff but also to the local community (such as Cranbrook Rugby Club, Cranbrook Badminton Club, Cranbrook Squash Club, Cranbrook Juniors Football Club and Karate Club);</li> <li>• The School is actively involved with the local community, through theatre events and concerts which are open to the community;</li> <li>• The School encourages new families to the local community which in turn increases local spend and local support;</li> <li>• The School supports the vitality and viability of the town centre through local spending by staff, School children and their families;</li> <li>• The School assists in the creation of more investment and public funding to Cranbrook;</li> <li>• The School contributes towards the maintenance of the historic setting of Cranbrook and maintenance of its listed buildings and other heritage assets; and</li> <li>• It helps to maintain the overall profile of the town as an attractive place to live, work and visit.</li> </ul> <p>Notwithstanding these benefits, the School has increasing funding pressures in addition to maintaining and protecting important heritage assets for future generations</p>

	<b>Response</b>
	<p>to enjoy and continue the School's historic legacy. Added to this are significant running and maintenance costs associated with a School campus that includes many individual buildings and land parcels that have been added at different times.</p> <p>Many sites within the School's estate are dispersed and disconnected from the main school site which means they are poorly placed from the point of view of pupil safeguarding and efficiency of use. If the School is to flourish in the future, it will need to invest in and significantly improve its facilities to meet future demand and curricular needs. At the same time, it will need to coalesce its facilities onto its more central site(s).</p> <p>It is therefore of significant importance to the School and in turn the educational and economic well-being of the Parish, that any policies adopted either through the Local Plan or Neighbourhood Plan processes allow sufficient flexibility for the School to be able to realise its future objectives, and do not place unduly restrictive burdens upon the School which would likely restrict the financial and functional ability of the school to achieve the above objectives.</p> <p>Our general comments relate to Sections 6, 7 and 8 and the emphasis on the importance of education in the DNP. We also comment specifically on the policies for the Crane Valley and Local Green Spaces in so far as they impact school and its ability to evolve. Our responses relate to draft policies LN7 .1, LN7. 7 and LN7 .13</p> <p><u>Education</u></p> <p>We are surprised that there is only the briefest mention of education and then primarily in terms of adult education. There are 3 primary schools, 2 state secondary schools and an independent prep school within the parish. Your report references a 33% increase in housing in the foreseeable future which must result in a substantial increase in school age children. This will put huge strain on the primary schools. At secondary level whilst there is, we understand, at present, capacity at High Weald Academy, Cranbrook School is full and constrained by current built accommodation and finances from expanding further. In recent years, largely because of this capacity issue, an increasing number of secondary age children are travelling long distances to take advantage of the grammar and other schools in particular in Tonbridge and Maidstone. This is very disruptive to the children and cannot be ideal for both them and the community in which they live.</p>

	<b>Response</b>
	<p>In expanding to take in years 7&amp;8 Cranbrook School sought to reduce this daily exodus but has been constrained for the reasons referred to above. In part parents are seeking the wider curriculum that other larger schools out of area can provide and if it is to best serve this community Cranbrook School must expand in order to take advantage of the economies of scale that will allow this curriculum expansion.</p> <p>Through the Lynx Alliance programme, established by Cranbrook School, the school looks to work increasingly closely with the local primary schools. There is also a great willingness for High Weald Academy and Cranbrook to work more closely together.</p> <p>The call for sites made us consider the future needs of the school. There are two linked drivers that should be recognised within the Plan because of the nature of the land owned and occupied by the school across the town centre of Cranbrook. The first is that the school must develop its facilities to meet future demand, curriculum, and co-curriculum needs. For example, what was required and so generously given 100 years ago is no longer what is needed. At the same time the open and spread nature of the site and facilities is not acceptable to OFSTED and is of concern to parents and staff. There is therefore a requirement for the school to coalesce into its core site which will therefore require development within the core site and disposal of land no longer required.</p> <p><u>Section 6 Business &amp; Employment</u></p> <p>The report rightly recognises the education sector as being "especially important" as it must be the largest employer within the Parish. Whilst we don't have figures for the other schools Cranbrook School employs 214, making it the largest employer after Friday's, of which just as importantly 84 and their families live within the parish. Education because of employment and wider local engagement must have a substantial economic impact on the parish.</p> <p>The report does rightly reference the importance of adult education and vocational training. Sadly, when funding was available both Cranbrook School and Angley School, now High Weald Academy, facilities were able to be used for adult education courses.</p>

	<b>Response</b>
	<p>Perhaps the schools, working with the community could look again at what could be provided using school resources out of core school time?</p> <p><u>Section 7 Housing</u></p> <p>The School supports the need for more genuinely affordable housing within the parish. It already has to provide subsidised housing for in particularly younger staff members who otherwise would not be able to consider joining the school. In our response to the original document we referenced our proposal for Rammell Field to be used in part for affordable housing both for sale and rent.</p> <p><u>Section 8 Community and Culture</u></p> <p>Little is said in this section of the cultural input of the schools within the parish. All of the schools provide their facilities for use by the local community. Cranbrook School provides the facilities used by CODS and the Film Society, both of whom are noted in your report. Other groups also use the Queen's Hall, Lecture Theatre and other facilities and the school supports and indeed sponsors other activities including the Cranbrook Literary Festival. Local sports clubs use school pitches, the Astro turf, squash courts and sports hall. We are not saying this simply to "blow our own trumpet" but these facilities need to be maintained and invested in if they are to continue to serve the community in the years ahead.</p> <p>We would suggest that a new policy be included within section 8 of the final NP devoted specifically to schools, acknowledging the importance of educational facilities and their future improvement. This will ensure investment in educational facilities can be provided to cope with increased demand, and the changing form and requirements of educational provision.</p> <p><u>Draft Policy LN7 .1 – Special Sites of Nature Conservation</u></p> <p>We would query the inclusion of the blanket approach of including "Local Green Spaces" within the plan associated with this policy (High Weald AONB Map "Green Spaces and Green Networks for People"). Policy LN7.1 is a biodiversity policy aimed</p>

	<b>Response</b>
	<p>at special sites for nature conservation - whereas Local Green Spaces are not necessarily identified for their biodiversity value.</p> <p>Three of Cranbrook School's sites appear to be included however, these are sites either currently or historically used as playing fields and closely maintained, and therefore are not 'Special Sites for Conservation'.</p> <p>Therefore, taking on board all of these points, we suggest the Local Green Spaces (whichever spaces are ultimately designated as such in the final version of the Plan) should be omitted from this Policy as Local Green Spaces are dealt with in a specific policy - LN7 .13 (discussed below). A biodiversity criterion could be added to that policy if deemed necessary, as long as it incorporated a degree of flexibility within it, recognising the varying characteristics and biodiversity value of different green spaces.</p> <p><u>Draft Policy LN7. 7 – Crane Valley</u></p> <p>The policy as it stands is considered too broad and needs to be clarified in terms of what types of development are triggered by the policy, and to what extent the policy might place a restriction on proposals. As worded at the moment it appears to potentially both apply to all development, and seemingly having an entirely prohibitive effect. This is significantly onerous given the 1 00m and 500m buffers will affect significant tracts of land through the town.</p> <p>We would firmly request a significant re-think of this policy to take account of:</p> <ul style="list-style-type: none"> <li>- A more nuanced / graduated approach rather than a blanket restriction on all development</li> <li>- Reconsideration of the outer 1 00m and 500m buffer areas.</li> </ul> <p>In particular Cranbrook School own significant land within the designated buffer areas indicated within the accompanying draft policy AONB map: "Crane Valley and Its Setting." In order to illustrate the school's landholdings, we enclose the School Estate Plan.</p>

	<b>Response</b>
	<p>The school are planning to focus improvements to existing sports facilities provision within this buffer area and this policy as currently worded would appear to potentially prevent this. It is accepted that suitable supporting information will need to be provided with any application for new development within and close to areas of the Crane Valley, including in terms of potential flooding/drainage and biodiversity implications but the imposition of the policy as currently drafted would be unduly restrictive for the School.</p> <p><u>Draft Policy LN7 .13 – Local Green Space Designations</u></p> <p>Taking on board our comments above, we consider that a 'one size fits all' style policy which places restrictive Green Space designations on such a broad range of sites is, in our view, unmerited. There does not appear to have been a detailed, criteria based and independent background assessment from which the recommended Green Spaces have been drawn, or at least this has not been referred to in the DNP. With particular reference to two of the school sites which are proposed for inclusion - Big Side and Rammell field, these are not spaces with public access, and therefore can be differentiated from many of the other proposed designations which have been included in the DNP.</p> <p>Whilst the supporting text to LGS3 (Big Side) acknowledges these points to a degree, it states the site has been put forward for consideration in the call for sites and therefore 'requires further consideration' but this is misleading as the site has actually been proposed for inclusion as a draft allocation for part residential development of up to 15 dwellings under TWBC draft policy AUCRS2 (Reg. 18 version of TWBC Draft Local Plan).</p> <p>We would like to request that the Rammell (LGS17) and Big Side (LGS3) sites be removed from the scope of policy LN7.13, due to these sites not being publicly accessible green spaces. We suggest the replacement of LGS 17 (Rammell Field) with a different form of policy, which will be explained further, later in these submissions.</p> <p>Additionally, we consider that the 'exceptions' clause within Policy LN7.13 is unduly restrictive, and that a rewording could take a more balanced approach, recognising qualitative and not just quantitative considerations and allowing for significant net community benefits to be accounted for in the planning balance.</p>

	<b>Response</b>
	<p>We would suggest the following:</p> <p>Criterion a) - amend second part of sentence to read 'except in circumstances where clear and significant net community benefit(s) is/are demonstrated that justifies the proposal.</p> <p>Notwithstanding the above comments and the request for removal of Big Side and Rammell Field from the LGS policy designation, we would make the following more detailed submissions on the two proposed designations.</p> <p><u>Big Side (LGS3)</u></p> <p>Focusing first on Big Side (LGS3), the site is owned by the Governors of Cranbrook School and used as playing fields, primarily in the summer for cricket purposes and in the winter months for rugby. A pavilion is situated to the western boundary, and the site is adjacent to residential properties and a former pub fronting Waterloo Road to the east. It is also sited adjacent to the Wilsley Green Conservation Area. As mentioned, <u>the site does not enable public access through</u>. Though we are suggesting removal of Big Side and accordingly that LGS3 falls away, we wish to comment that the supporting text to LGS 3 on page 39 of the draft NP, should be amended accordingly to remove the wording "<i>official</i>" from "<i>no official public access</i>".</p> <p><u>Rammell Field (LGS 17)</u></p> <p>Now turning to Rammell Field (LGS17), the site in question is an existing and now disused field owned by Cranbrook School previously used infrequently for rugby purposes and in the past has been used once a year for a fete with the specific permission of the school. It is relatively remote from the main School campus and cut off from it by the main road (Bakers Cross). It is well within the limits to built development for Cranbrook and the Conservation Area boundary runs through the front of the site.</p> <p>Notwithstanding the perceived community and visual value of the field, the land is privately owned and is gated, with any use by the wider community is at the discretion of the school. As per the above comments the supporting text to LGS 17 on page 53</p>

	<b>Response</b>
	<p>of the draft NP, should be amended accordingly to remove the wording "<i>official</i>" from "<i>no official public access</i>".</p> <p>Accordingly, and as referenced in submissions above, we wish to request that Rammell Field is removed from the standardised/ 'broad brush' Local Green Space designation. Nevertheless, the school recognises the local sensitivities and the prominence of the front part of the site on the approach to the town. The school is keen to work pro-actively with the Parish Council in order to secure a balanced approach to the future of the site, with a focus on the overall community benefits to be achieved within the site.</p> <p>Recognising the importance to achieve a positive and long-term solution for the site, we would therefore propose a new, stand-alone policy within the NP, specific to Rammell Field.</p> <p>This would be a policy allowing for a variety of community benefits to come forward, whilst recognising the sensitivity of the site frontage, within the Conservation Area. Part of the focus of the approach would be to focus not on the retention of the field 'as it stands' - it currently is a fairly level field that is fenced off to the public and with few distinguishing features; but looking to seize the opportunities to make more use of the field to the benefit of the whole community.</p> <p>The school are open to further discussion on what this might entail, however we would envisage this could include the following potential elements;</p> <ul style="list-style-type: none"> <li>- Provision of a new, publicly accessible open space, focused on the front portion of the site</li> <li>- The open space would be sensitively landscaped and could include a specific memorial garden within part of it, to those fallen in the world wars and other conflicts</li> <li>- Provision of an element of sensitively designed housing on the rear part of the site, focused on a mixture of housing for key workers (including school teachers) and on local needs housing, geared towards smaller dwelling units.</li> </ul> <p>The above would be a balanced approach, which would secure public access to an attractively designed space - whilst also providing key worker and local needs housing, noting that promotion of affordable housing in the Parish is a key objective of the Parish</p>

	<b>Response</b>
	<p>Council (draft NP Policy DH1 .4), and that some 50% of the housing required by 2033 will be 1 and 2 bedrooms, as referenced within the AECOM Housing Study 2017. In addition, the provision of some "discounted market sales housing" within the overall mix of accommodation will meet the requirements of draft Housing policy HO6.1 and provide affordable homes in a sustainable location. These provisions will also respond positively to the TWBC Housing Needs Survey 2018.</p> <p>In order to support an objective and landscape led approach, the School have sought the advice from an independent landscape consultant, Harper Landscape Architecture LLP (HLA), with regards to assessing the landscape value and sensitivity of the different parts of the site, with a view to identifying any potentially relevant constraints and opportunities, to inform the proposed approach. We have attached a copy of the Preliminary Landscape Report prepared for information.</p> <p>Notwithstanding the Landscape character and visual sensitivities identified within the report, it is acknowledged that there are presently a number of landscaping detracting elements, such as a variety of domestic fencing and the prominence of the backs of the mid-20th Century suburban housing, especially at the southern end of the site. The report identifies opportunities to reduce some of the detractors, and enhance the gateway into the town from the east.</p> <p>The overall strategy proposes recommendations to conserve the most valuable assets of the space, whilst improving its overall attractiveness, as well as opening part of the site up to public access as part of a balanced approach, to greatly increase the community benefit and value of the site. Within the landscape assessment, different areas within the site have been identified according to their level of landscape sensitivity, as shown in Figure 12. In summary, Area A - at the front of the site, is most sensitive to landscape change due to the setting of the Conservation Area; Area B - the boundary buffer is moderately sensitive due to close proximity to residential properties but there are opportunities for landscape enhancement within these areas; and Area C - which is the least sensitive and more accommodating to landscape change.</p> <p>Any new development should respect these areas. The report puts forward a number of landscape recommendations/enhancements as part of any wider masterplan to be undertaken. The proposed approach will preserve the visual openness that is apparent to passers by along Baker's Cross, whilst providing a more positive visual relationship between built form and the retained open areas, rather than the current abrupt transition that exists. This positive frontage could be softened by significant</p>

	<b>Response</b>
	<p>landscaping in order to provide a transition in character across the site and provide a new open space, framed by sympathetic built form and high quality landscaping that would provide a significant asset to the town and would visually link up the established heritage assets.</p> <p>We have also liaised with a professional highways consultant regarding the potential uses of the site and any future detailed proposals would be supported by appropriate highway studies looking at the effect on the surrounding network.</p> <p>As such, we recommend consideration of a separate, site specific policy relating to Rammell Field focused on harnessing the unique opportunity the site offers and a package of significant community benefits to be achieved. Our suggested draft policy is as follows - this policy could also potentially cross refer to a site plan similar to the areas identified on Figure 12 within the HLA landscape analysis:</p> <p style="text-align: center;"><i>Rammell Field - Community Benefit</i></p> <p><i>The future use(s) of the site shall be focused upon achievable community benefits arising from these uses, with a view to a balanced provision being sought - which would potentially include:</i></p> <ul style="list-style-type: none"> <li>- <i>New public open space - focused in particular on the preserving and enhancing the setting of the Conservation Area</i></li> <li>- <i>Proposed high quality landscaping to enhance the site boundaries and transitional areas between different spaces and uses</i></li> <li>- <i>A memorial garden or other feature designed with community input</i></li> <li>- <i>Biodiversity enhancements</i></li> <li>- <i>An element of high quality housing reflecting the best of the local vernacular focused principally on responding to genuinely local needs including for those unable to compete in the local open housing market, and including key workers for example in education or healthcare. Any built development should respect and enhance the distinct historic landscape character, and design should be compliant with the High Weald AONB Design Guide and Parish Council's Eco Design guide for new buildings.</i></li> <li>- <i>It is expected that a detailed Landscape Masterplan would be incorporated within any proposals submitted for a future mixed use of the site.</i></li> </ul>

	<b>Response</b>
	<p data-bbox="268 311 911 342"><u>Cranbrook School Pond - Waterloo Road (LGS8)</u></p> <p data-bbox="268 427 1385 495">We acknowledge this policy and the reasons for its inclusion. We have no comments to make.</p> <p data-bbox="268 577 603 609"><u>The Crane Valley (LGS9)</u></p> <p data-bbox="268 694 1385 835">The School's land ownership includes part of the north/eastern section of the proposed green space and the surrounding land to this. We are supportive of this policy subject to there being no suggestion of public access to the local green space which may jeopardise the school and the safeguarding of its pupils.</p> <p data-bbox="268 918 432 949"><u>Conclusions</u></p> <p data-bbox="268 1032 1385 1173">Cranbrook School is undoubtedly a valuable asset to the town and local community, educationally, economically, and culturally, and will continue to strive to retain and further enhance its excellent reputation by continuing to improve its existing educational, sporting and boarding facilities.</p> <p data-bbox="268 1256 1385 1471">If the School is to flourish in the future, it will need to invest in and significantly improve its facilities to meet future demand and curricular needs. At the same time, it will need to coalesce its facilities onto its more central site(s). Therefore, any policies adopted either through the Local Plan or Neighbourhood Plan should be flexible enough to enable the school to update facilities and maintain its standards into the future without being burdened by significant additional restrictions that would jeopardise these needs.</p> <p data-bbox="268 1554 1385 1657">On this basis we have highlighted certain inadequacies with some of the draft sections/policies of the DNP and recommendations for changes which we hope you will consider.</p>

	<b>Response</b>
	We hope that the above comments are valuable in feeding into the Neighbourhood Plan process. We would welcome the opportunity to discuss these representations further if that would be helpful.