

## Instructions for using TMBC online survey

Go to the TMBC Plan web page: <https://www.tmbc.gov.uk/local-plan>

Click on the link

**HAVE YOUR SAY ON THE DRAFT LOCAL PLAN**

This takes you to the Plan page with a number of “tiles”

The survey tiles are the ones with the link

**Have your say**

When you click one of these links you will be taken to a page with a set of questions and space to add comments to back up your answers. Save Higham Wood has prepared a set of model answers to what we consider to be the key questions and telling you on which “tile” they are to be found. These model answers follow below.

You do not have to follow our advice of course and you may answer any of the other questions as well, as you wish.

After completing the first tile and clicking on




**Next →**





you will be taken to a page where you will have to enter your personal details





including email address. You will then be sent an email requesting that you confirm your email address

Once done you will then be able to continue completing the questions on the other “tiles”.





You will be able to do this taking as much time as you need.





SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER TEXT TO INSERT
<p><b>Vision and objectives</b></p>  <p>• Active</p> <p><b>Vision and objectives</b> Our vision for the borough and objectives to help us achieve this.</p> <p>27 <span>Have your say</span></p>	<b>Do you agree with the Local Plan overall vision?</b>	 <p>Strongly disagree</p>	The Local Plan fails to define how Tonbridge will successfully evolve and function over the plan period and beyond. It fails to define a vision for the way the layout, services and facilities of the town will adapt to accommodate the disproportionate level of expansion proposed for Tonbridge in this Plan.
	<b>Do you agree with the Local Plan objectives?</b>	 <p>Strongly disagree</p>	Objectives 2, 3 and 6 have not been applied fairly to Tonbridge as they do not address the specific needs of Tonbridge.
	<b>On a scale of 1 to 10, where 1 is not at all satisfied, and 10 is very satisfied: Overall, how satisfied are you with the vision and objectives for the Local Plan?</b>	1	



SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER TEXT TO INSERT
<p><b>Spatial Strategy - where and how will we grow</b></p>  <p>• Active</p> <p><b>Spatial Strategy - where and how will we grow</b></p> <p>Our approach to where and how will we grow, this is known as a spatial strategy.</p> <p> 15 <span>Have your say</span></p>	<p><b>Do you agree with Policy SP1 Spatial Strategy?</b></p>	 <p>Strongly disagree</p>	<p>Of the 8 spatial options that were considered the final 3 (numbers 6-8) are clearly non-starters due to their inadequate housing yield, leaving 5, all of which potentially involve loading development disproportionately in and around Tonbridge.</p> <p>The option to consider a new, separated large settlement should have been included.</p> <p>The concept of “Brownfield first” has not been tested in this Plan. Brownfield sites offered under the Call for Sites have been summarily dismissed because they are considered to be unavailable or because there is uncertainty over whether they are available. This begs the question of why they were not further investigated. It also fails to show any strategic vision regarding how the town centre could be reorganised over the Plan period. This plan should be seen as an opportunity to reduce the extent of the industrial buildings close to the Tonbridge Town Centre and to use them in the medium term for housing in the most sustainable location.</p>
	<p><b>Do you agree with the spatial distribution for future growth in the borough provided at table 5.2?</b></p>	 <p>Strongly disagree</p>	<p>The allocations for Tonbridge, Hildenborough, Hadlow and East Peckham are too large. With additional nearby allocations from TWBC this will make Tonbridge unsustainable. Tonbridge town centre will be the focus for all the traffic from all these allocations.</p>

	<b>Do you agree with the settlement hierarchy in table 5.6?</b>	 Strongly disagree	The settlement hierarchy should not be considered as fixed for ever. Development in a lower tier settlement that is accompanied by significant improvements in facilities and services can raise the settlement to a higher tier, with benefits for local residents. The omission of the option of a new settlement has created a disproportionate loading of capacity onto Tonbridge and the surrounding areas.
	<b>Do you agree with Policy SP3: Settlement hierarchy and general development principles?</b>	 Strongly disagree	The omission of the option of a new settlement has created a disproportionate loading of capacity onto Tonbridge and the surrounding areas. The policy does not allow for the creation of new settlements outside existing defined boundaries.
	<b>Do you agree with Policy SP7: Green Belt?</b>	 Strongly disagree	This policy has been applied inconsistently across the Borough. Development of the TO1 land will be harmful to the Green Belt. The LAA conclusions for all sites have not demonstrated that TO1 land should be subject to very special circumstances before other sites with land of lesser or equal value.
	<b>Do you agree with SP8 Managing Development in the Green Belt?</b>	 Strongly disagree	This policy has been applied inconsistently across the Borough. Development of the TO1 land will be harmful to the Green Belt. The LAA conclusions for all sites have not demonstrated that TO1 land should be subject to very special circumstances before other sites with land of lesser or equal value.
	<b>Is there anything you think is missing from our Spatial Strategy policies?</b>	YES	



	<p><b>If yes, please tell us what you think is missing.</b></p>		<p>Housing need has not been defined based on the actual need of the communities across the borough. The target has been externally imposed based on a flawed calculation of need.</p> <p>The option of creating a new, large settlement outside existing settlement boundaries has not been considered.</p> <p>Policies have not been applied consistently.</p>
	<p><b>On a scale of 1 to 10, where 1 is not at all satisfied and 10 is very satisfied: Overall, how satisfied are you with the Spatial Strategy policies?</b></p>	<p><b>1</b></p>	





SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER
<p><b>Helping to address climate change</b></p>  <p>Active</p> <p><b>Helping to address climate change</b></p> <p>Share your views on our borough wide climate change policies</p> <p>6  <a href="#">Have your say</a></p>	<b>Do you agree with Policy CC7: Managing Development Within Flood Risk Areas?</b>	 <p>Strongly disagree</p>	<p>The TMBC Strategic Flood Risk Assessment for site TO1 does not take account of flooding due to surface water runoff from the saturated fields. There is a long history of serious flooding on and around the TO1 land.</p> <p>This fact has been a key rationale for previous refusals to allow development in TO1 in the past and was cited in at least three planning decisions as well as being endorsed by two Secretary of State public enquiries in 1971 and 1982.</p>
	<b>Do you agree with Policy CC8: Sustainable Drainage Systems (SuDS)?</b>	 <p>Strongly disagree</p>	<p>Any SuDS proposed for site TO1 will have to take account of the previous serious flooding from the land and the inadequate state of the local drainage system from Higham Wood to Tonbridge treatment works. SuDS are unlikely to prevent future flooding.</p>
	<b>Is there anything you think is missing from our climate change policies?</b>	YES	<p>The policies omit to recognise the adverse effects of the removal of local food production on BMV land, resulting in increased CO2 emissions. This omission undermines the effectiveness of Policy CC1.</p>
	<b>On a scale of 1 to 10, where 1 is not at all satisfied and 10 is very satisfied: Overall, how satisfied are you with the climate change policies?</b>	2	



SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER
<p><b>Conserving and enhancing our natural environment</b></p>  <p>• Active</p> <p><b>Conserving and enhancing our natural environment</b></p> <p>Share your views on our natural environment policies</p> <p>5 <span>Have your say</span></p>	<b>Do you agree with Policy NE1: Conserving and enhancing the natural environment?</b>	 <p>Strongly disagree</p>	<p>This policy has not been applied correctly to land in TO1, particularly regarding sections:</p> <ul style="list-style-type: none"> <li>• e) There will be a loss of biodiversity.</li> <li>• h) Valued landscapes, landscape character, soils, trees and woodland (priority landscape) will not be enhanced.</li> <li>• j) A very significant part of the Borough's grade1, 2, 3a agricultural land will be lost.</li> <li>• k) There will be an intolerable increase in air pollution in the immediate area of the site and on the A26 Hadlow Rd, which has no possible mitigation.</li> </ul>
	<b>Do you agree with Policy NE4: Designated sites, irreplaceable habitat and priority habitat and species?</b>	 <p>Strongly disagree</p>	<p>The land in TO1 contains priority habitats and species that will be lost if this land is developed. Other sites with these same attributes have NOT been included in the plan.</p>
	<b>Do you agree with Policy NE7: Woodland, trees and hedgerows?</b>	 <p>Strongly disagree</p>	<p>The land in TO1 contains patches of ancient woodland, valuable ancient trees, and a network of established hedgerows that provide habitats for a wide range of animal and bird life. Development on the scale envisaged for TO1 will be extremely harmful to these and will probably lead to their destruction.</p>

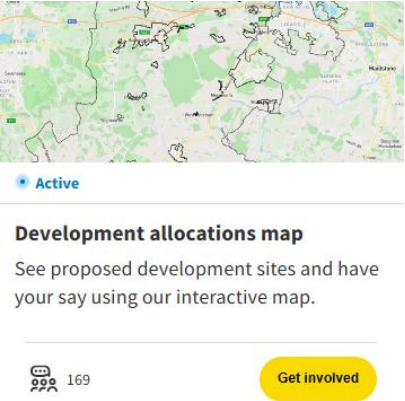

SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER
	<b>Do you agree with Policy NE8: Best and most versatile agricultural land?</b>	 Strongly disagree	The policy has been incorrectly and inconsistently applied to TO1. The BMV land in site TO1 must be rejected because it has far greater agricultural value than many other similar or lower grade sites that were rejected.
	<b>Do you agree with Policy NE10 Air quality?</b>	 Strongly disagree	Development on site TO1 is not consistent with this policy. The pollution on the roads leading from TO1 into Tonbridge (A26) would be increased to levels that are extremely dangerous to health. Hadlow Road should be tested and made an AQMA. (Air Quality Management Area)
	<b>Overall, how satisfied are you with the Natural Environment policies?</b>	1	



SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER
<p><b>Responding to local housing needs</b></p>  <p>★ Active</p> <p><b>Responding to local housing needs</b> Have your say on our housing policies</p> <p>7 <a href="#">Have your say</a></p>	<p><b>Do you agree with Policy H1: Housing to Address Needs?</b></p>	 <p>Strongly disagree</p>	<p>The housing delivery target has no relation to real local need. It is a grossly inflated figure resulting from the use of a government-imposed algorithm. New and second-hand houses are currently not selling locally, showing there is low demand. To genuinely meet local needs TMBC should be planning for a number of dwellings at least some 40% lower than the Plan currently requires.</p>

SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER
<p><b>New and improved Infrastructure provision</b></p>  <p>Active</p> <p><b>New and improved Infrastructure provision</b></p> <p>Share your views on our infrastructure policies</p> <p>7</p> <p>Have your say</p>	<b>Do you agree with Policy INF1: Provision of Infrastructure and Services?</b>	 <p>Strongly disagree</p>	Delivery of the necessary infrastructure should be in hand before commencement of any development. There is a long local history of failure to do this, resulting in road congestion, and wholly inadequate services where they are required.
	<b>Do you agree with Policy INF3: Parking?</b>	 <p>Strongly disagree</p>	The Policy only refers to parking on the allocated sites, not to parking issues arising elsewhere because of the development. Development of TO1 and other sites in and around Tonbridge will place huge pressure on parking spaces in the town centre.
	<b>Do you agree with Policy INF4: Community Facilities?</b>		<p>The Policy does not REQUIRE an early <u>commitment</u> to provide adequate community facilities is vital. Such as:</p> <ul style="list-style-type: none"> <li>• Retail facilities</li> <li>• Health facilities</li> <li>• Parking provision</li> <li>• Schools</li> </ul>
	<b>Is there anything you think is missing from our Infrastructure policies?</b>	YES	There should be an accurate, <u>independent</u> analysis of the infrastructure impacts of any development. There should be a binding commitment to early delivery of necessary infrastructure improvements and mitigation.
	<b>Overall, how satisfied are you with the Infrastructure and Services policies?</b>	1	

SECTION	QUESTION	RESPONSE (FACE or number)	WHY YOU GAVE THIS ANSWER
<p><b>Development allocations</b></p>  <p>Active</p> <p><b>Development allocations</b></p> <p>Let us know your views on the proposed development allocations for future housing and employment.</p> <p>32 <a href="#">Have your say</a></p>	<p><b>Do you agree with Policy A1: Housing and Employment Allocations?</b></p>	 <p>Strongly disagree</p>	<p><b>I disagree with allocation TO1</b> because of:</p> <ul style="list-style-type: none"> <li>• Incorrect Green Belt assessment, leading to irreplaceable loss of Green Belt Land</li> <li>• Irreplaceable loss of BMV agricultural land (Grades 1,2,3a)</li> <li>• Unmitigable traffic delays and pollution</li> <li>• Unmitigable increased flood risks</li> <li>• Unsustainable adverse effects on Tonbridge town centre</li> <li>• Land Availability Assessment that is flawed and inconsistent with other sites</li> <li>• Lack of commitment to early delivery of essential infrastructure improvements</li> <li>• Loss of biodiversity, including priority habitats</li> <li>• Presence of a strategic underground oil pipeline</li> </ul>

SECTION	SITE TO ON WHICH TO ADD COMMENT	HOW DO YOU FEEL ABOUT THIS SITE?	WHY YOU GAVE THIS ANSWER
<p><b>Development allocations map</b></p> 	<p><b>TO1 (Grange Farm and Greentrees)</b></p> <p>Find TO1 on the map and follow the instructions.</p>  <p>You can also comment on any other sites as you wish.</p>	<p><b>UNHAPPY</b></p>	<p>I disagree with allocation TO1 because of:</p> <ul style="list-style-type: none"> <li>• Incorrect Green Belt assessment, leading to irreplaceable loss of Green Belt Land</li> <li>• Irreplaceable loss of BMV agricultural land (Grades 1,2,3a)</li> <li>• Unmitigable traffic delays and pollution</li> <li>• Unmitigable increased flood risks</li> <li>• Unsustainable adverse effects on Tonbridge town centre</li> <li>• Land Availability Assessment that is flawed and inconsistent with other sites</li> <li>• Lack of commitment to early delivery of essential infrastructure improvements</li> <li>• Loss of biodiversity, including priority habitats</li> <li>• Presence of a strategic underground oil pipeline</li> </ul>