

The story so far

The purpose of our Neighbourhood Development Plan (NDP) is to influence development in the parish in order to safeguard what we value about where we live and to seek further improvement.



As part of this, we need to set out our approach to, and priorities for, various development issues.

This poster exhibition summarises the draft policies that have been developed by the Brenchley & Matfield Neighbourhood Plan Steering Group. These posters take account of the results of the Parish Plan Survey (2017) and consultations with the community through the neighbourhood plan Visioning Events (2018), the Design Forum (2018) and other meetings.

The draft policies are set out in the following six themes:

- Access & Movement
- Business & Employment
- Community, Leisure & Recreation
- Design Quality
- Housing
- Landscape & Environment

In each section, the key objectives are listed together with the proposed policies, which will be developed further at a later stage.

**THESE DRAFT POLICIES ARE BY NO MEANS FINAL
AND REMAIN OPEN TO YOUR FEEDBACK.**



Access & Movement

Key Objectives

- Reduce traffic speed.
- Encourage non-vehicular travel.
- Improve parking.
- Improve public transport.



The neighbourhood plan has a limited ability to address traffic issues that arise outside the parish . Nevertheless, these Access and Movement policies can pursue localised actions that address vehicle speeds and encourage non-motorised transport within the parish . The policies will provide a framework to support engagement with KCC Highways.

Proposed Policies

Policy AM1 Development proposals that fund improvements in road safety will be supported.

Policy AM2 Development proposals that fund measures to encourage non-motorised traffic will be supported.

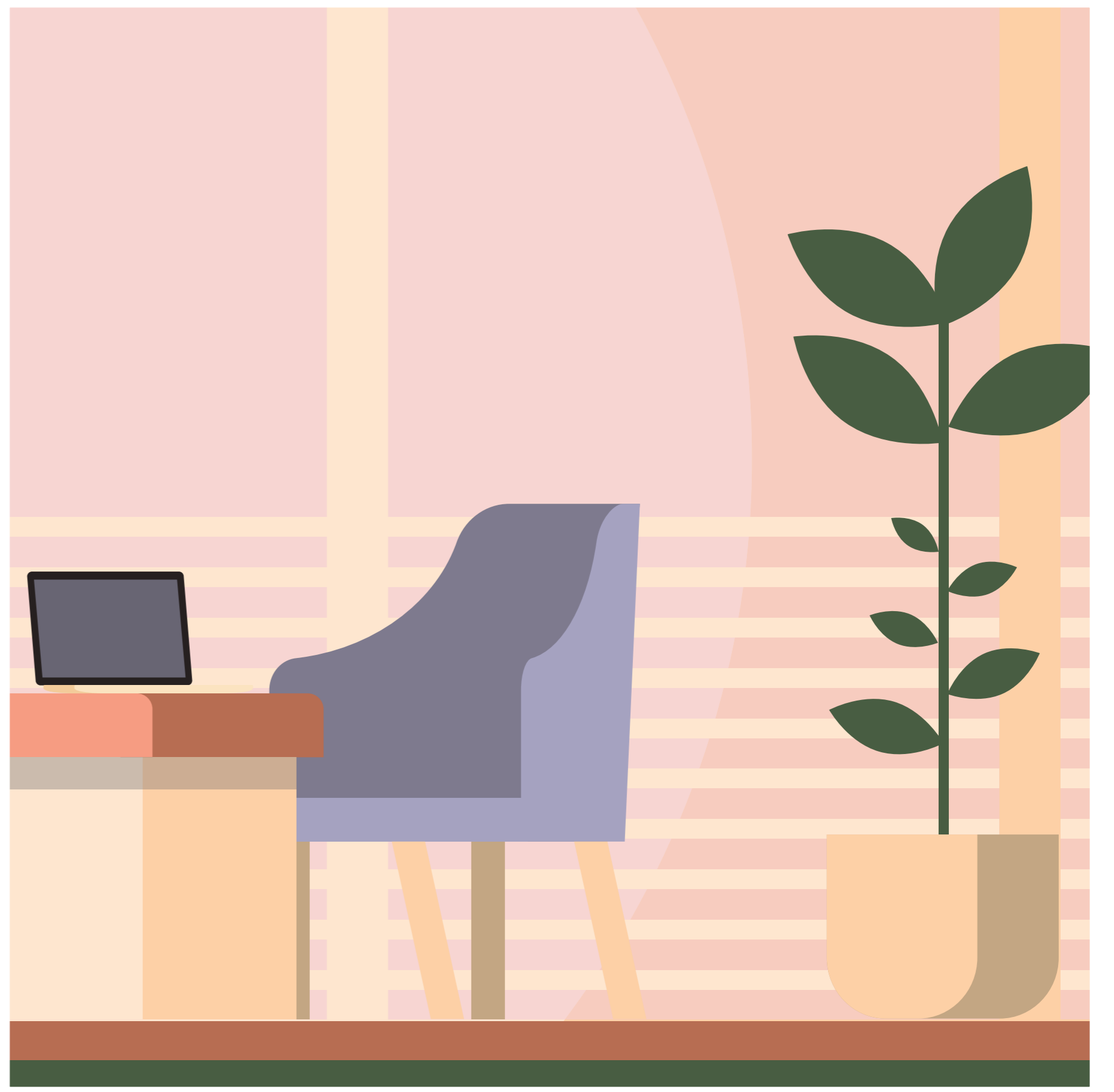
Policy AM3 Development proposals that provide wide, safe footways with green buffer zones and provide safe access to Local Green Spaces and public rights-of-way will be supported.

Policy AM4 New developments that include adequate, appropriate and sensitive parking options will be supported.

Policy AM5 Development proposals that fund public transport options will be supported.



Business & Employment



Key Objectives

- Support and strengthen the local economy.
- Seek a range of new employment spaces which reflect modern modes of working.
- Promote a diversity of business enterprise.
- Protect and enhance employment sites.
- Develop professional networks to grow business-to-business entrepreneurship.
- Encourage diversification in agriculture and land-based enterprise.
- Support inward investment through tourism and improve infrastructure.

The parish needs to be a place to live and work, to maintain its economic base, and to minimise commuting. Robust policies for supporting, enhancing and promoting local business and employment are essential to achieving those aims.

Proposed Policies

Policy BE1 Development which seeks to protect and enhance existing employment sites, either as a whole or in part, will be supported.

Policy BE2 Development that provides a range of new employment spaces which reflect modern modes of working will be supported.

Policy BE3 Seek developer contributions towards significant improvements to key infrastructure including high-speed broadband and mobile connectivity, logistics and public rights-of-way.

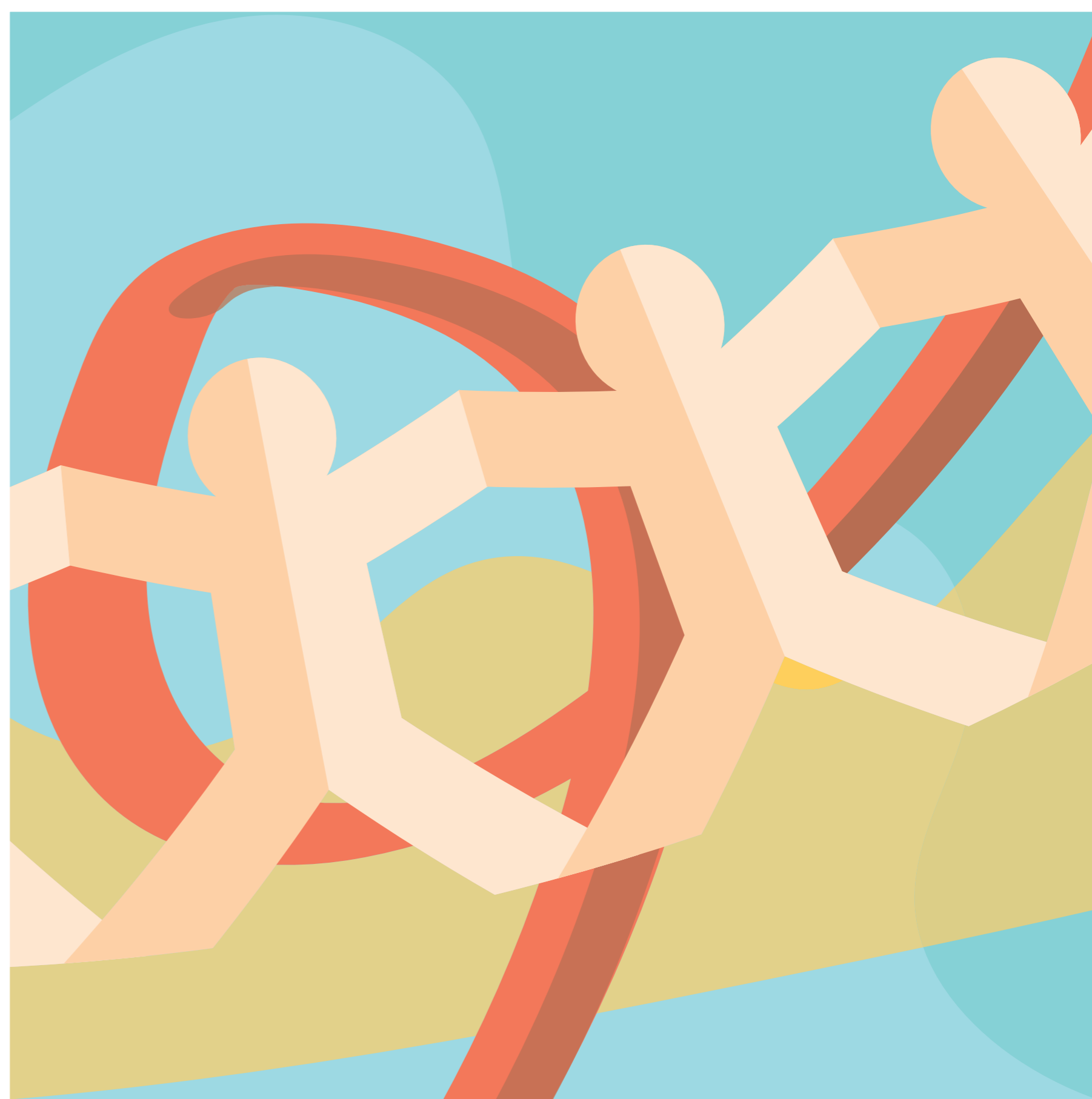
Policy BE4 Support developments to secure a Business & Enterprise Hub for the parish, to facilitate professional networking as a driver to grow business-to-business entrepreneurship.

Policy BE5 Promote diversification in agriculture and land-based enterprise through policies that restrict the loss of sites and facilities to non-productive uses.

Policy BE6 Support inward investment through tourism, by engaging in partnership-working.



Community, Leisure & Recreation



Key Objectives

- Maintain and improve education, health and care services in the parish.
- Improve the quality of life for older and less mobile residents.
- Improve community well-being with a wide range of sports and social activities.

The parish needs to be a place that provides a good range of high-quality facilities to support the well-being of communities. Robust policies are required to ensure that those facilities are located in the right places, cater for diverse needs, and are supported by consensus.

Proposed Policies

Policy CLR1 Development proposals that would enhance community services in education, health and care, leisure and recreation will be supported.

Policy CLR2 Development proposals that would provide an improved playground at Brenchley, a new playground at Matfield and improved play facilities at Petteridge will be supported.

Policy CLR3 Development proposals will be supported where they would help maintain, extend or improve facilities for sports, exercise and leisure, especially for children, young people and older residents.

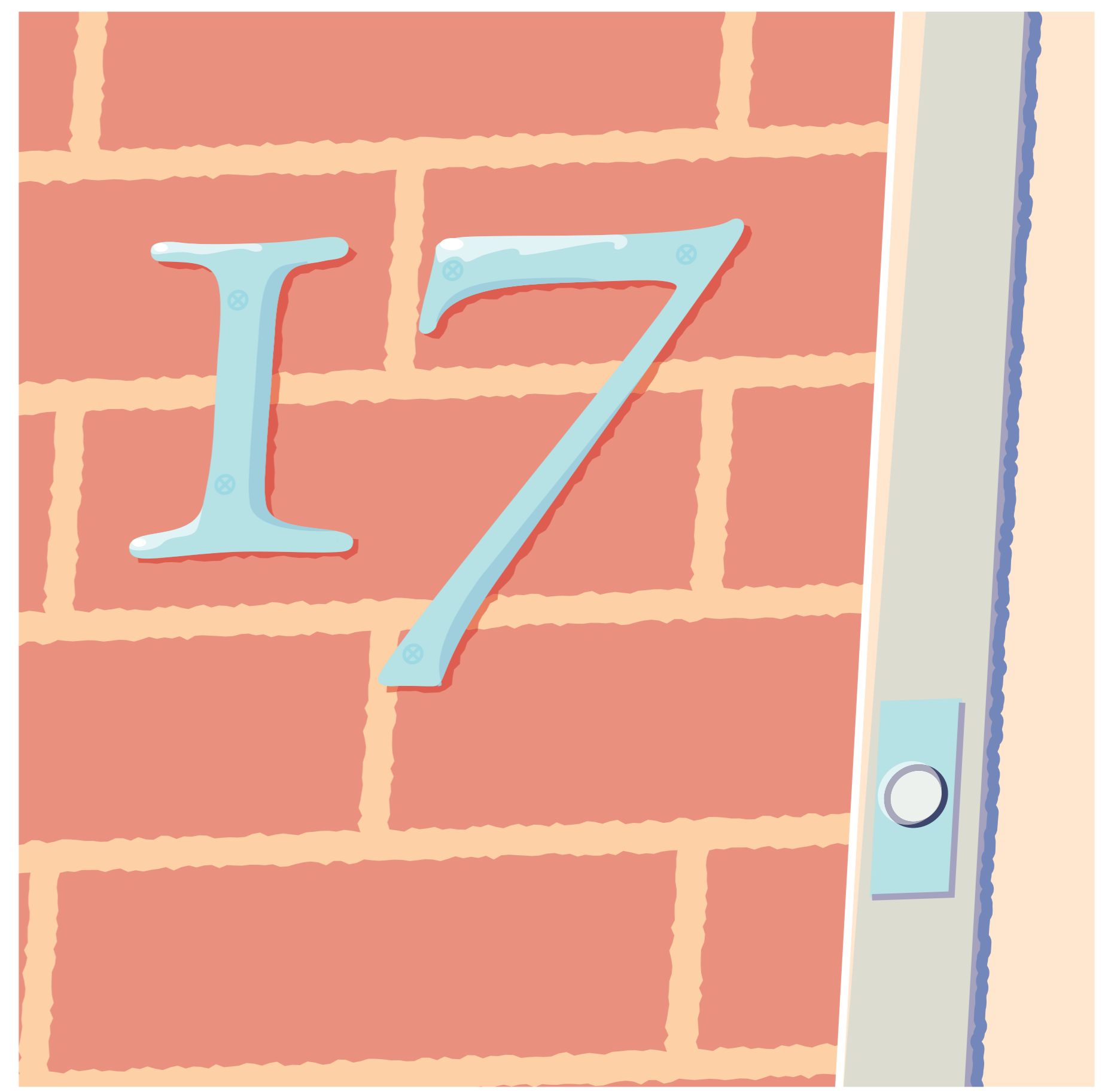
Policy CLR4 Developments will be supported where they facilitate greater use of footpaths, bridle paths and cycle paths for exercise and recreation.

Policy CLR5 Existing allotments will be retained and contributions will be sought for new sites from new developments insofar as there is demand.

Policy CLR6 Provision of a community bus will be supported and contributions sought, subject to confirmation of feasibility and sustainability.



Design Quality



Key Objectives

- Ensure quality development that responds to local needs and the rural context.
- Ensure development meets the highest standards of social, economic and environmental sustainability.

Any new development must be of the highest quality, to create a new legacy for the parish that stands alongside our proud heritage. Our historic settlements must be enhanced by the careful blending of the old with the new, classic vernacular with creative contemporary design, and by encouraging sustainable practices in the design and construction of developments.

Proposed Policies

Policy DQ1 All new builds should be constructed of sustainably-sourced and locally-sensitive materials, which respect the local vernacular while allowing for imaginative contemporary architecture and incorporating innovative features.

Policy DQ2 New developments should work creatively with the topography and landscape features and should seek to maximise alternative energy sourcing, water and recycling efficiency and to minimise adverse visual impact.

Policy DQ3 Developments should provide adequate, easily accessible but well landscaped car parking. This will allow streets to be safe for all and operate as good social spaces.

Policy DQ4 Sites of more than 10 units will be expected to include at least 10% of houses with a higher standard/degree of eco-build or zero-carbon homes.

Policy DQ5 Sites of more than 10 units will be expected to make 10% provision for self-build.

Policy DQ6 All new developments should have regard to the Neighbourhood Design Guidance (to be prepared) and to the AONB characteristics of the parish.



Housing



Key Objectives

- Ensure high quality design throughout.
- Retain and enhance the character of villages and prevent their coalescence.
- Meet the housing needs of older residents.
- Meet the needs of small businesses
- Constrain new development within revised Limit of Built Development.
- Achieve a capacity range of 10 — 35 units for new developments.
- Prioritise smaller units to meet any identified shortfall.
- Deliver a range of affordable homes with priority for local people with family or work connections.

The parish must embrace the need for an increase in the number, type, and affordability of homes. It is the only way to secure the long-term viability of our settlements, by seeking to retain young people, attract more families, and ensure there is accommodation to support an ageing population. This includes housing for the key-workers necessary to support and maintain the local community.

Proposed Policies

It should be noted that the allocation of development sites will be made by TWBC and will be set out in the new Local Plan and not in the neighbourhood plan. However, the decision to allocate sites will be influenced by local knowledge from within the parish and the neighbourhood plan steering group.

Policy H1 Significant developments must be within the revised Limits of Built Development (LBD) unless on a brownfield site, concentrating new build in the villages with high density, green landscaping and generous open spaces.

Policy H2 All new developments in should be between 10 — 35 units.

Policy H3 Developers will have regard to all Site Specific Policies for allocated sites within the parish as contained in the TWBC Local Plan.

Policy H4 All residential proposals should comply with the NDP Design Guidance.

Housing

Proposed Policies (continued)



Policy H5 At least 70% of new homes on developments of 9 or more units should comprise a mix of 1-bed, 2-bed or 3 -bed units, unless provided otherwise in a Site Specific Policy.

Policy H6 All new developments should comply with the TWBC Affordable Housing requirement of [35%] or 100% on a Rural Exception Site. All developments will provide for a minimum of 25% Intermediate Housing (Shared Ownership).

Policy H7 A fully-evidenced local connection will be an essential qualification for all potential Affordable Homes allocation. The criteria will be set out in an annex to the neighbourhood plan.

Policy H8 Affordable Homes in a Rural Exception Site will be generally supported if they meet the overall policies of the NDP.

Policy H9 Developments will be supported that provide different types of accommodation for older people. At least 30% of all units in developments of 9 units or more will conform to the current Lifetime Homes Standards.

Policy H10 Proposals for residential development on Brownfield Sites will need to demonstrate both a need for housing and, if in employment use, that an element of employment use can be maintained to meet the needs of small local businesses.

Policy H11 All development proposals should provide on submission a Visual Impact Study, an Environment Impact Assessment and an Ecological Survey.

Policy H12 Any proposals to build houses on the current School site as part of the project for rebuilding the School will be subject to the same NDP housing and design policies as other development proposals.

Policy H13 Applications, within the LBD or the settlements of Petteridge and Castle Hill, for small-scale infill development or redevelopment will be supported provided the proposals meet the other policies of the NDP and the planning policies of TWBC.

Landscape & Environment



Key Objectives

- Protect landscape views and vistas.
- Retain and enhance public open spaces, nature reserves, and public rights-of-way.
- Preserve and replant trees and hedges.
- Preserve dark skies and control signage and advertisements affecting the AONB.

The parish should seek to preserve the defining characteristics of its rural location, landscape, history, and heritage, alongside the arrival of new development.

Proposed Policies

Policy LE1 Planning applications will be required to incorporate a visual impact assessment including winter and summer views. Particular attention should be paid to preserving locally valued views, from roads and public rights-of-way both within settlements and over the rural landscape.

Policy LE2 Provision of new local green spaces in new developments will be required. Where possible, these will be designated as a Village Green, failing which they will be designated as Local Green Spaces.

Policy LE3 Proposals for new development will be required to demonstrate how they will conserve and enhance habitat corridors between habitat areas and along historic routeways.

Policy LE4 In any new development, existing mature trees that make a positive contribution to the landscape should be protected. All new residential development will be required to plant and maintain a minimum of one native species or fruit tree for every new dwelling or building, either in gardens or in a communal area.



Landscape & Environment



Proposed Policies (continued)

Policy LE5 Developments will be supported that use native species for landscape proposals and specifically excludes non-native species. Property boundaries in new development should consist of native species hedging, set back at least 1 metre from any footway, public right of way or (where there is no footway) carriageway.

Policy LE6 All proposals for development will be required to demonstrate how all forms of lighting in the development will be controlled and minimised.

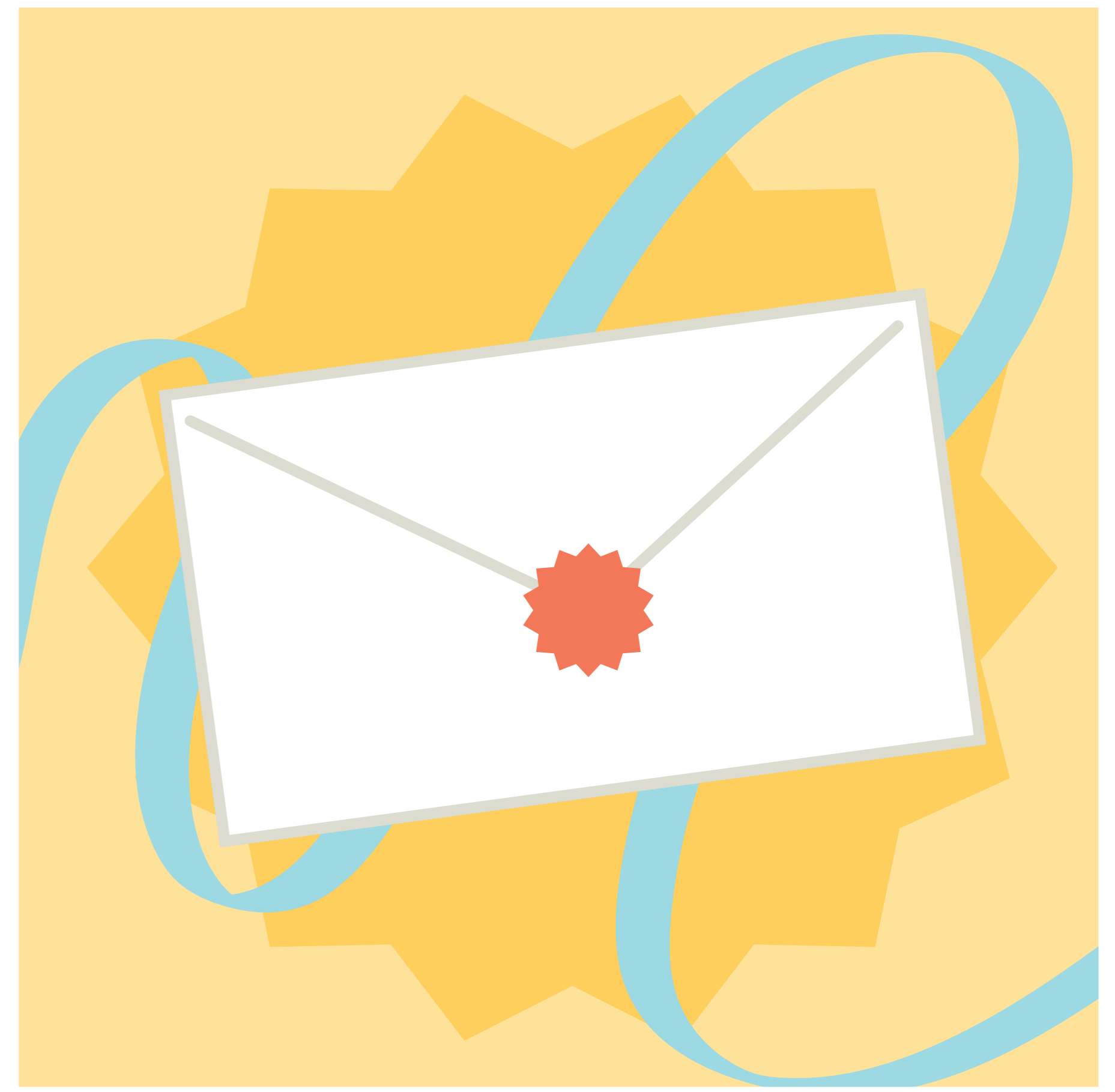
Policy LE7 Open countryside will be retained between settlements in the parish and those in adjoining parishes. Development must not compromise the remote and undeveloped character of the southeast of the parish.

Policy LE8 Developments involving advertisements or signage will be required to demonstrate that they will not detract from the character of the village or rural landscape or from road or pedestrian safety.



What do you think?

Our Neighbourhood Development Plan policies have by no means been decided. We are looking for your comments on this draft and for other ideas, to inform further work on the plan.



You can offer your views on this poster exhibition to the Steering Group members, who will be happy to discuss your ideas. Alternatively, you can get in touch online through the following ways:



website
www.bandmnp.com



email
bandmnp@gmail.com



facebook page
Brenchley & Matfield Neighbourhood Plan

Following this consultation, the Steering Group will further develop the ideas in this draft, taking account of your comments and suggestions.

A draft neighbourhood plan will then be prepared and will be the subject of further consultation.

**PLEASE PLAY YOUR PART TO MAKE SURE THAT
OUR NEIGHBOURHOOD PLAN REFLECTS WHAT THE
COMMUNITY WANTS — EVERYONE COUNTS !**

