



Brenchley and Matfield Draft Neighbourhood Plan – 2021 - 2038

Regulation 14 Consultation Survey

BACKGROUND

Following the Parish Plan Survey, the results of which were published in March 2017, it was decided by the Parish Council to build on this and develop a Neighbourhood Plan. Such plans have much greater legal powers and, once in place, will shape planning decisions in the Parish for the future. A Steering Group was formed and has worked for over three years to produce the current draft plan, adapting to the frequently changing policy context at Borough and National levels and carefully considering input from the community at every stage. This Steering Group will see the plan through to completion on behalf of the Parish Council, taking it through the required outstanding stages of consultations and examination until it becomes the guiding policy for any future development in the Parish.

YOUR SAY

Please stay with us! There are a number of stages any Neighbourhood Plan has to go through legally before being accepted as guiding policy. This current stage of a Regulation 14 Consultation is part of that legal process. We appreciate that you may feel you have already had your say during initial consultations and ask “why do it again”? We encourage you to respond to this survey, which offers the latest version of the draft plan for your comment. If you haven’t time to answer all the questions, please go to the last question to give us your overall feedback. These comments and the results of this survey will inform a further draft which will then go to TWBC and on to Examination by Central Government before becoming our Planning Policy.

VISION

From the start the vision has been informed by the wider community and what you have indicated is important for the future of the Parish.

“Brenchley and Matfield will embrace sustainable change and development that conserves and enhances the special qualities of the parish landscape and built heritage, promotes economic and social welfare of the community, encourages demographic balance and recognises the need for action on climate change”

OBJECTIVES

This vision has then been honed into specific aims and objectives which form the basis for the specific policies the Steering Group has developed. Once

agreed with the community and accepted through examination by Borough and Central Government, these policies will influence any planning decisions for the parish in the future and must be complied with by any developer, large or small.

SURVEY

The following questions link to these objectives. If you wish to see and comment on the detailed policy wording, please refer to the full draft plan which is available to download at www.bandmnp.com or at the viewing and drop-in sessions. Please place your comments against the related objective below that underpins the specific policy. The relevant policy numbers are listed after each objective.

Please complete the survey and give the Steering Group needed feedback from the community

1. VISION

V1 - Do you agree with the vision for the Neighbourhood Plan and the future of the parish?

- Yes
- No

Any Comments?

HOUSING

2. H1. To ensure that the **scale of development is appropriate to the site, complies with the NPPF Neighbourhood Planning Policy Framework (NPPF) and respects the High Weald Area of Outstanding Natural Beauty Design Guide (HWAONB)**

Do you agree with this objective and its associated policy (H1)?

- Yes
- No

Any Comments?

3. H2 To focus new development within the **Limits of Built Development (LBD defined by TWBC) to limit encroachment on the AONB.**

Do you agree with this objective and its associated policies (H1 H2 H3 H11)?

Yes

No

Any Comments?

4. H3 To retain and enhance the **character of the parish.**

Do you agree with this objective and its associated policies (H1 H2 H3 H9 H11)?

Yes

No

Any Comments?

5. H4 To **limit coalescence of the villages so as to maintain the character and identity of each village and hamlet within the parish (H2)**

Do you agree with this objective and its associated policy (H2)?

Yes

No

Any Comments?

6. H5 To give priority to **smaller units** of 1,2, and 3 bed properties rather than larger properties in order to meet identified housing needs (based on a 2021 Housing Needs Survey for the Parish) and maintain a sound demographic mix in the parish.

Do you agree with this objective and its associated policy (H4)?

Yes

No

Any Comments?

7. H6 To meet the housing needs of the increasing population of **older residents**

Do you agree with this objective and its associated policy (H5)?

Yes

No

Any Comments?

8. H7 To deliver a range of **affordable housing with priority for local people with family or work connections to the parish**

Do you agree with this objective and its associated policies (H6 H7)?

Yes

No

Any Comments?

9. H8 To meet the essential housing needs of rural enterprises and local agriculture

Do you agree with this objective and its associated policy (H8)?

- Yes
- No

Any Comments?

10. H9 To ensure that windfall, infill, conversion and extension developments are consistent with maintaining the character of the parish

- Yes
- No

Any Comments?

11. H10 To secure through Section 106 Legal agreements indirect benefits to the parish

(such agreements oblige developers to contribute towards community facilities to mitigate the effects of development. A list of identified needs within the parish are in the Plan)

Do you agree with this objective and its associated policy (H10)?

- Yes
- No

Any Comments?

12. **H11 To ensure good practice in construction**

Do you agree with this objective and its associated policy?

Yes

No

Any Comments?

13. **DESIGN**

D1 To Ensure development conforms with the rural character of the villages and their positioning within the AONB

Do you agree with this objective and its associated policies (D1 D2 D3)?

Yes

No

Any Comments?

14. **D2 To ensure quality development that meets the needs of local people**

Do you agree with this objective and its associated policies (D4 D5)?

Yes

No

Any Comments?

15. D3 To ensure development meets the **highest standards of sustainability**, including addressing the important issues of climate change and environmental degradation.

Do you agree with this objective and its associated policies (D6 D7 D8)?

Yes

No

Any Comments?

16. **BUSINESS and EMPLOYMENT**

B1 To protect and enhance existing employment sites

Do you agree with this objective and its associated policy (BE1)?

Yes

No

Any Comments?

17. **B2 To promote new business investment through improved infrastructure and facilities and networks that reflect modern modes of working**

Do you agree with this objective and its associated policies (BE2 BE3)?

Yes

No

Any Comments?

18. B3 To encourage diversification in agriculture and land-based enterprises and investment in small scale tourism

Do you agree with this objective and its associated policies (BE4 BE5)?

Yes

No

Any Comments?

19. B4 To encourage energy efficiency in non-residential buildings

Do you agree with this objective and its associated policy (BE6)?

Yes

No

Any Comments?

20. B5 To allow small scale individual and community renewable energy projects

Do you agree with this objective and its associated policy (BE7)?

Yes

No

Any Comments?

LANDSCAPE and ENVIRONMENT

21. LE1 To conserve and enhance the AONB and its setting

Do you agree with this objective and its associated policies (LE1 LE2 LE3 LE4 LE6 LE7 LE8 LE9)?

Yes

No

Any Comments?

22. LE2 To conserve historic landscapes, conservation areas and heritage assets

Do you agree with this objective and its associated policies (LE3 LE4 LE5)?

Yes

No

Any Comments?

23. LE3 To retain important views

Do you agree with this objective and its associated policy (LE4)?

Yes

No

Any Comments?

24. LE4 To conserve green spaces

Do you agree with this objective and its associated policy (LE5)?

Yes

No

Any Comments?

25. LE5 To conserve and enhance biodiversity

Do you agree with this objective and its associated policies (LE5 LE6 LE7 LE8)?

Yes

No

Any Comments?

26. LE6 To preserve and to plant trees and hedges

Do you agree with this objective and its associated policies (LE6 LE7)?

Yes

No

Any Comments?

27. LE7 To preserve dark skies

Do you agree with this objective and its associated policy (LE8)?

Yes

No

Any Comments?

28. LE8 To control advertisements affecting the villages or rural landscapes

Do you agree with this objective and its associated policy (LE9)?

Yes

No

Any Comments?

29. AM1 To improve sustainable and active travel within the parish, improve Public Rights of Way and create non-motorised routes

Do you agree with this objective and its associated policies (AM1 AM2 AM3)?

Yes

No

Any Comments?

30. AM2 To reduce the need for private car use by increasing transport services and improving pedestrian safety

Do you agree with this objective and its associated policies (AM2 AM3)?

Yes

No

Any Comments?

31. AM3 To improve road safety by encouraging lower speeds and better traffic management on development sites and in surrounding areas

Do you agree with this objective and its associated policy (AM3)?

Yes

No

Any Comments?

32. AM4 To provide E-charging points and adequate parking in new developments for bicycles and cars

Do you agree with this objective and its associated policies (AM1 AM4)?

Yes

No

Any Comments?

33. COMMUNITY, LEISURE and RECREATION

CLR1 To help maintain and improve education, health and care services in the parish

Do you agree with this objective and its associated policy (CLR1)?

Yes

No

Any Comments?

34. CLR2 To help improve community health and well-being through support for a wide range of sports, play and leisure activities within the parish

Do you agree with this objective and its associated policies (CLR2 CLR4)?

Yes

No

Any Comments?

35. CLR3 To provide natural and amenity green spaces in developments and contributions towards equipped playgrounds in the parish

Do you agree with this objective and its associated policy (CLR3)?

Yes

No

Any Comments?

OVERVIEW

36. Are you supportive of the approach of the Steering Group and the draft Neighbourhood Plan document?

- Yes
- No

Please add any further comments on the final pages

The paper surveys can be returned to the black mailbox outside Matfield Pavilion or posted to

Brenchley and Matfield Neighbourhood Plan

Matfield Pavilion

The Green

Matfield

TN12 7JU

