

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC response
44275681	44277153	5.6.1 - 5.6.18	The NPPF supports a range of uses for town centres including retail, leisure, commercial, office, tourism, cultural, community and residential. The specific town centre uses should be determined on evidence of demand, need and supply. This ensures that it can reflect the current and predicted future needs of the local population but also adapt to changes in economic activity through a flexible policy approach. The R18 highlights existing noise and air quality issues from traffic congestion and a lack of walking/cycling infrastructure. Owing to its location, site 59764 can help to support the improvement of non-car modes of access into the town and encourage future residents to use alternative modes of transport rather than private cars. The allocation of site 59764 would help to support the vitality and viability of Tonbridge town centre due to the increased footfall created from the additional residents nearby. Residents could also increase the demand for, and viability of public transport routes into the town centre from this location with appropriate funding also being secured through S106 to support relevant route upgrades where this is justified by the development. Site 59764 would therefore help to create a vibrant and diverse town centre through increased footfall, The Local Plan should have a flexible framework to respond appropriately to the changing demands of the borough's population, particularly as a growing population coming forward through the Local Plan, will bring new and more diverse skills, businesses and opportunities that cannot necessarily be predicted at this time. Flexibility is needed to accommodate this and ensure the town's longevity and adaptability to change. Importantly, allocating site 59764, being so close to the town and adjacent to an established residential area, will bring in new skill sets, knowledge and businesses which may help to diversify the 25 town, and draw a wider pool of people to the town. The knock on	Comments noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The council is producing an update to Part 1 of the Economic Development Needs Study which will include an assessment of retail and leisure needs. This will be reflected within the Regulation 18b document.
44275681	44277153	5.6.1 - 5.6.18		Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42107681	0	5.6.1 - 5.6.18	We do need a Town Council in Tonbridge.	Comment noted.
42353345	0	5.6.1 - 5.6.18	Tonbridge should give up on trying to compete with the retail centres of Tunbridge Wells and Sevenoaks. It should use its natural resources of the river and green sites in the centre to present itself as an eco-centre greening the town and bringing in slow food, upcycling and antique markets.	Comment noted. This matter will be considered and reflected within the new evidence being prepared to support plan preparation.
42060609	0	5.6.1 - 5.6.18	Valuable land in central Tonbridge is used for car parking which is ridiculous. There should be multi-story car parks to free-up this land.	Comment noted. This matter will be considered and reflected within the new evidence being prepared to support plan preparation.
42584097	0	5.6.1 - 5.6.18	Be more aware of the type of shops being allowed into Tonbridge High Street it is going for more downmarket and same types of shops instead of diversity.	Comment noted.
42616033	0	5.6.1 - 5.6.18	Good public transport interchange facilities, rail connectivity to London and regional towns, and local bus services are inadequate	Noted. Infrastructure requirements are being considered and will be reflected within the Infrastructure Delivery Plan.
42646849	0	5.6.1 - 5.6.18	Local towns seem to do best when they have a good range of independent shops and restaurants. The recent development of flats adjacent to Waitrose has been done sympathetically and a good example of sensitive and sensible development.	Comments noted. The Valuation Office Agency sets business rates, Councils can offer rates relief in some circumstances.
42443361	0	5.6.1 - 5.6.18	Presumably you can set business rates at attractive levels to encourage the type of businesses you want and We agree with 5.6.4 which states that Tonbridge is the principal town centre for the Borough and the primary focus for the development of town centre uses. Given the town centre appears in decline & given the loss of Beales the only department store & current mix of Charity shops, we feel it is essential to link local development & employment to regenerate the town, i.e. bring people in to ensure viability & profitability of shops & amenities.	Comment noted. This matter will be considered and reflected within the new evidence being prepared to support plan preparation.
42794625	0	5.6.1 - 5.6.18	fully agree	Comment noted.
43412865	0	5.6.1 - 5.6.18	Strategy for Tonbridge Q 25 My preferred option is OPTION 1 - to optimise existing areas of development without the need to release GREEN BELT sites. Q 26 Tonbridge is a town and has more facilities and a better infrastructure. However, flooding is an issue and this	Comments noted.

43548193	38432225	5.6.1 - 5.6.18	<p>Q.25. What is your preferred strategy option for Tonbridge? We consider there is a third option that has not been consulted upon, and it includes the allocation of land around Tonbridge for new development. Whilst a brownfield first approach is laudable, it is fair to say that brownfield development has been the preferred route for development in Green Belt areas for decades and is already supported by the Framework. Yet, despite this policy support, brownfield sites have been slow to be delivered, for good and well documented reasons.</p> <p>Q.26. What are your reasons for selecting this particular strategy option for Tonbridge (outline briefly)? Brownfield sites in the borough are few and far between and to date, brownfield developments have not delivered the housing needed, and we have no reason to believe that a brownfield first policy will deliver the much-needed homes now.</p> <p>Q.27. What should be the main role of Tonbridge Town Centre moving forward? Should the priority be for shopping or for leisure, social and cultural uses or a balance of these? No comment.</p> <p>Q.28. Should the Local Plan include a more flexible policy framework for Tonbridge to allow the Town to respond to future market investment opportunities for a range of land uses and developments? Yes/No No comment.</p>	<p>Comments noted. No decisions have yet been made on the spatial strategy or sites for selection however decisions will reflect evidence contained within the Urban Capacity Study, the SHLAA and other evidence base documents relating to the town centre.</p>
44426049	25240577	5.6.1 - 5.6.18	<p>A balanced approach is needed. Of course higher density development may be suitable in town centre locations, but it is also essential that the right homes are provided in the right locations. Tonbridge and Malling is a semi-rural borough and not all members of the community wish to live in town centre locations. A range of homes need to be provided in both the heart of the town and on the peripheral areas. Similarly, it would be wrong not to make prudent use of greenfield sites that do need to be released. Accordingly, a balanced approach is needed between options 1 and 2.</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The council is producing an update to Part 1 of the Economic Development Needs Study which will include an assessment of retail and leisure needs. This will be reflected within the Regulation 18b document.</p>
42271969	42271649	5.6.1 - 5.6.18	<p>In addition to the options presented at Question 3 of the consultation document, the SA (at pages 94 to 100) sets out two alternative options for development in Tonbridge (as cross-referenced at pages 54 to 55 of the Consultation Document).</p> <p>The first of these options considers the potential to optimise development densities within the Tonbridge Urban Area, whilst the second considers the impacts of applying policies to restrict densities and intensification within the town. Clearly 'Option 1' has the advantage of maximising the amount of new homes that can be secured, through the use of previously developed sites, within the largest town within the Borough. This will give rise to sustainability benefits, as is correctly recognised in the SA's scoring (at pages 96 and 97 of that document).</p> <p>However, the Urban Capacity Study Report (July 2022) indicates that a total of 1,946 dwellings could potentially be provided on identified urban sites across the Borough. Of these 1,102 dwellings could potentially be secured through the redevelopment of sites within Tonbridge (including Hilden Park).</p> <p>Therefore, the potential contribution of housing supply from PDL sites (across the Borough) represents just 12.2% of the total housing need identified over the Plan-period (15,941). This also assumes that every previously developed site can be successfully brought forward, which is unlikely in practice (when taking account of highways impact / network capacity considerations, for example).</p> <p>It is apparent then, a strategy of densification in Tonbridge is not capable of addressing the scale of housing growth</p>	<p>Comments noted. No decisions have yet been made on the spatial strategy or sites for selection however decisions will reflect evidence contained within the Urban Capacity Study, the SHLAA and other evidence base documents relating to the town centre.</p>

			<p>Architecture - The Society cannot define the design term the 'Tonbridge vernacular'. Any new development in the Town should: Be of good design and respect and enhances the historic fabric of the neighbourhood or conservation area in which it is located; Not be a pastiche or a cobbled together design of the 'Tonbridge vernacular'; Have a presumption to refurbish or remodel an existing building and not just lead directly to its demolition and removal, once lost it can never be replaced; Not overdevelop a location and respect the local neighborhood in terms of height and massing.</p>		
25406881	0	5.6.1 - 5.6.18	<p>Archaeology - There has been a limited number of late Jurassic finds over the years within the locality, therefore all brownfield or previously non-developed sites located within the historic Tonbridge flood plan - ie sGt.rth of the Big Bridge down to the railway upto Priory Road should be subject to an archaeological field examination and geo-archaeological investigation to establish ground conditions relating to the prehistoric period, An area of study that has been neglected in the past. Also, all proposed developments along the railway line, especially alongside Priory Road and Vale Road should be the subject of the above as well as an archaeological investigation to fully establish the extent of the Tonbridge Priory and the original railway station. This is to prevent a recurrence of the multi storey car park development at the station, Employment, Welfare and Leisure. Co-locating major amenities and businesses within the same zone provides an opportunity for people to benefit from multiple activities with fewer journeys. This zone would be similar to many city centres. Some people may choose to live there to take advantage of opportunities to combine work and relaxation without the need for travel. Neighbouring central zones might focus on particular industries or amenities. Good rail connectivity and other forms of public transport will be important to support the movement of people between zones</p>		<p>Comment noted. These matters will be considered alongside national planning policy requirements, evidence base documents and other consultation responses. The council has produced a new Heritage Strategy which will provide evidence to support policies relating to heritage and conservation. This will be reflected within the Regulation 18b local plan.</p>
46162977	0	5.6.1 - 5.6.18			<p>Comments noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>