

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC response
42213665		5.7.1 - 5.7.15 0 & Table 6	The Key retail issues seem comprehensive and well-reasoned.  This section totally fails to address the planning need to protect localities against the effects and intrusion of retail developments. The Quarry Wood retail development was originally agreed as a low-rise discrete development but it has evolved into a brash development of two storey buildings with obtrusive signage. The Council has lost its grip here. The adjacent development at the corner of Hermitage Lane was a disgraceful failure by the TMBC planning department. The Council failed to impose the agreed traffic management scheme which had to be implemented retrospectively. For what was a semi-rural area, the Council permitted a completely inappropriate development with unnecessary and aggressive signage as can be seen here. ( <a href="https://commons.wikimedia.org/wiki/File:Retail_%27Park%27_in_Hermitage_Lane.jpg">https://commons.wikimedia.org/wiki/File:Retail_%27Park%27_in_Hermitage_Lane.jpg</a> )	Comment noted.
25315361		5.7.1 - 5.7.15 0 & Table 6	The Council has permitted a number of drive in facilities in some localities ignoring objections that highlighted the consequential and predictable litter problem. If the Council agrees to a concentration of drive-ins in a particular area then it must commit to a proportionate litter picking regime.	Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance.
38532513		5.7.1 - 5.7.15 0 & Table 6	I think allowing drive through fast outlets such as the McDonalds on Cannon Lane is a mistake. Drive throughs are not in keeping with the stated policies to reduce car dependency and to cut greenhouse emissions. Also, the Drive through McDonalds causes tail backs of traffic on an already congested road. the current mix of stores is terrible-loads of charity shops barbers nail bars. Tonbridge high st....hideous store fronts, and the flats people live above them is a disgrace, plenty of rotten timbers and overflowing gutters. Obesogenic environment....the town has been carpet bombed by cheap take out food which supports the obesity boom	Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance.
42495297		5.7.1 - 5.7.15 0 & Table 6	and burdens a near crippled health service. yet only one shoe shop.....no quality apparel.	Comment noted. This matter will be considered alongside national planning policy requirements, evidence base documents and other consultation responses.
42584097		5.7.1 - 5.7.15 0 & Table 6	All shops should be subject to planning approval so we do not have a plethora of the same type thruout Tonbridge high street.	Comment noted. This matter will be considered alongside national planning policy requirements, evidence base documents and other consultation responses.
42538657		5.7.1 - 5.7.15 0 & Table 6	Remove / reduce parking charges in Tonbridge to make them more attractive to visit	Comment noted.
42722913		5.7.1 - 5.7.15 0 & Table 6	Borough Green relies on access by car for viability. Last Tuesday morning at about 11am my wife and I tried to go to 5 shops in Borough Green but got to none of them because there was not a single place to park anywhere in the town. This on a Tuesday. We ended up going home and shopped in Sevenoaks later in the day.	Comment noted.
25407841		5.7.1 - 5.7.15 0 & Table 6	Parking in Sevenoaks and Tonbridge is to expensive and there is no reliable public transport. How are shop staff supposed to travel to work?	Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance.

42527265	5.7.1 - 5.7.15 0 & Table 6	I do not see how 1 shop in Peters Village constitutes a 'Retail Centre'!	Comment noted. The Council has commissioned an Economic Development Needs Study including a retail and leisure study to support the vitality of town centres as part of the evidence base for the new Local Plan.
42824833	5.7.1 - 5.7.15 0 & Table 6	Hildenborough has one small convenience store, a chemist and a cafe near the church and one food retail outlet at the BP garage end. I'm not sure this counts as a rural retail centre compared with Hadlow and East Peckham.	Comment noted.
42824065	5.7.1 - 5.7.15 0 & Table 6	The T&M shopping centres are not really competitive as an option except for convenience purchases and food shopping. Quality shopping is done outside of the borough and is likely to stay that way. Town and Retail Centres/Retail Hierarchy	Comment noted.
43417889	5.7.1 - 5.7.15 0 & Table 6	Q 31. Borough Green is NOT a DISTRICT CENTRE – it is a Local Retail Centre, a hub village with a very small number of shops and facilities. Q.30. Do you agree with the key retail issues identified above? Yes/No Please explain No comment. Q.31. Is there anything more that the council could do to make the borough's retail centres more attractive and	Comment noted.
43548193	5.7.1 - 5.7.15 38432225 & Table 6	successful? Yes/No Please explain No comment.	Comment noted.
		<p>The County Council would suggest that achieving the right balance of quality, quantity and distribution of retail is vital in supporting and protecting local centres. To support local centres, the County Council supports a strategy that promotes enhanced accessibility and offers an holistic environment for retail, leisure, social and community uses. Walking, cycling and accessibility to town centres, local centres and rural facilities must be ensured, in order to encourage modal shift away from short car journeys for local needs.</p> <p>Cultural infrastructure is also an essential feature within a town or local centre to create a vibrant mix of uses. It can be delivered as multifunctional spaces that offer opportunities for community services and affordable creative workspaces to support small businesses and freelancers, alongside cultural offerings. The cultural sector also provides local employment opportunities, with the role of higher and further education facilities developing skills in the cultural and creative industries. The Local Plan should therefore consider the delivery of necessary cultural infrastructure to support sustainable development in the Borough. The County Council encourages the use of art in design to create a sense of place and identity in both new and existing communities. The County Council, in partnership with The Creative Estuary Partnership, is producing a Cultural Planning Toolkit through a commission led by the Town and Country Planning Association and Urban Roots Consulting. The County Council would welcome further discussions with the Borough Council in respect of cultural infrastructure and the potential of this Toolkit.</p> <p>Specific requests for section 5.7:</p> <ul style="list-style-type: none"> <li>• Consideration the delivery of necessary cultural infrastructure to support sustainable development in the Borough.</li> <li>• Consideration of opportunities to access town centres, local centres and rural facilities using sustainable modes of transport.</li> </ul>	Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance. The Council has commissioned an Economic Development Needs Study including a retail and leisure study to support trhe vitality of town centres as part of the evidence base for the new Local Plan.
44422593	5.7.1 - 5.7.15 0 & Table 6		