

DRAFT NEIGHBOURHOOD PLAN POLICIES

FEBRUARY 2019 REVISION

Introduction

The first draft of our Neighbourhood Plan Policies was issued in November 2018. It took account of the 2017 Parish Plan Survey (PPSO), and consultations with the community through Visioning Events (VE), a three day Design Forum (DF) and other meetings.

The draft was presented at a public meeting on 8 November. The community was also invited to displays on the draft policies on the following weekend, with members of the Neighbourhood Plan Steering Group (NPSG) attending to answer questions and discuss ideas. Feedback received at these sessions was recorded and combined with subsequent written comments submitted by members of the community over the following month.

This revised draft has been prepared in the light of this feedback, further discussion with Tunbridge Wells Borough Council (TWBC) and additional work on the policies. As before, the draft policies are set out in six sections. In the first draft these were ordered alphabetically. They are now presented in what may be a more helpful order:

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

In each section, policy statements are followed by a brief explanation and references to supporting evidence. There is a final section on projects and four Appendices: Design Standards; Views to be Protected; Local Green Spaces; and List of Priority Neighbourhood Plan Projects. [Some of these have not yet been done]

In framing these policies we have had particular regard to the need to accommodate some further development, while safeguarding the natural and built heritage that makes Brenchley and Matfield a special place to live. We have also recognised the need to respond to wider sustainability issues, notably to help mitigate the impact of climate change and other environmental challenges.

This document remains a draft and further comments are strongly encouraged. Our intention is that following approval by the Parish Council and further discussion with TWBC the next step will be to develop a first draft of the overall Neighbourhood Plan, with additional background and supporting material. This draft will then be the subject of public consultation prior to developing a final draft to go to TWBC.

Neighbourhood Plan Steering Group
February 2019

HOUSING

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

Overall Objectives

1. To constrain new development within the Limit of Built Development to prevent encroachment on the AONB (H1).
2. To retain and enhance the character of villages (H1, H3).
3. To avoid developments that are out of proportion to the setting through a limit of 10-35 units for any development (H2).
4. To prevent coalescence of the villages so as to maintain the character and identity of the villages and hamlets (H1).
5. To give priority to smaller units of 2 & 3 bed properties to meet identified shortfalls rather than larger properties (H4).
6. To deliver a range of Affordable homes with priority for local people with family or work connections (H5, H6, H7).
7. To meet the housing needs of the increasing population of older residents (H8)
8. To meet the needs of small business and agriculture (H9, H12, H13)
9. To secure Section 106 Legal Agreements to provide benefit to the Parish (H14).

Proposed Policies

H 1 Significant developments must be within the Limits to Built Development (LBD) [the new limits to be agreed with TWBC] unless on a Brownfield Site or a Rural Exception Site, with high density, green landscaping and generous open spaces

A clear view has been expressed in PPS and NP consultations that the distinctive villages of Brenchley and Matfield should be maintained and not allowed to lose identity through ribbon and piecemeal development. Limiting development to the two villages will help to conserve and enhance the AONB and views of surrounding countryside and will contribute to a more sustainable community in the Parish.

TWBC anticipate revising the LBD to take account of changes since it was last updated, but minimal change is expected given the nature of the surrounding countryside. The intention is to constrain development as far as possible within the LBD while providing adequate housing for a growing population. The advantages of concentrating new developments to sites within the villages are that: it allows for better connections to the main public transport routes; easy pedestrian access to the village facilities; and reduces car use thus

helping to build more robust village communities. It also respects the rural character of the parish, protecting agricultural land, the AONB and its setting and views of the surrounding countryside. (LE1, LE2, LE4)

This policy covers all of the following: the villages of Matfield and Brenchley, the hamlets of Petteridge, Castle Hill, Keys Green and Mile Oak and the dispersed farmsteads. Open countryside will also be retained between the villages and hamlets in this parish and those in adjoining parishes. The southeast of parish should remain relatively remote and undeveloped.

Evidence: PPS, VE, DF, DPC, Department of Housing, Communities & Local Government: Planning Practice Guidance, Building for Life 12 [BfL12] (Integrating into the Neighbourhood and Creating a Place), High Weald AONB Management Plan, TWBC Local Plan 2006, KCC's Kent Design Guide, NPPF 2018 paras 11b.1, 11d.1, 69 & 78, Tunbridge Wells Borough Landscape Character Assessment 2017-Local Character Area 1: Matfield/ Brenchley Fruit Belt, Planning Policy Statement 7: Sustainable Development in Rural Areas; The Parish of Brenchley: Historic Landscape Characterisation.

H 2 All Allocated Sites in the Parish should be between 10-35 housing units. Larger development of more than 35 houses will only be supported if it can be demonstrated that there are exceptional circumstances as prescribed by the NPPF and if it can be demonstrated that their impact on the sensitive AONB landscape setting and the considerable environmental constraints can be effectively mitigated.

Tunbridge Wells Borough Council (TWBC) is charged with delivering approximately 14,000 new homes across the Borough during the Plan Period 2013-2033. The indicative number which the Parish is required to deliver over the Plan Period, excluding small-scale windfall and infill sites (H10), is between (a-b) units which is approximately (x-y) of existing Parish housing stock. In 2018, the Parish had 1,171 households and a total of 1,150 units of which 43% are detached and only 6.3% terraced houses.

The Allocation of Sites considered suitable for development in the planning period 2013-2033 is being undertaken by TWBC for the TWBC Local Plan. TWBC has the in-house expertise and the financial resources to employ external experts to ensure a robust basis for decisions. TWBC's decision on the Allocation of Sites and the revised LBD will be influenced by local knowledge from the Parish.

The Parish Plan Survey showed a clear preference for small developments of up to 10 units of a high quality of design blending in with the existing fabric of the villages. The Neighbourhood Plan seeks to balance the need for new houses with the size of individual developments fitting comfortably within the existing type of development in the villages.

Developments should be designed to improve the quality of life for both new and existing residents. All planning applications for developments of over 5 homes should provide evidence of co-ordination with owners or developers of other Allocated Sites close to the proposed development.

Evidence: PPS, VE, DF, DPC.

H 3 Developers will comply with all Site Specific Policies for Allocated Sites.

In addition to complying with the overall policies set out in the Neighbourhood Plan, development proposals will be required to comply with site specific policies [being] drawn up for each Allocated Site.

Evidence: PPS, TWBC Housing Needs Survey 2018 (HNS).

H 4 At least 70% of new homes on developments of 9 or more units will comprise 1 bed, 2 bed or 3 bed units unless provided otherwise in a Site Specific Policy, with 2 bed terrace housing in preference to apartments. All new house units of two bedrooms should have a pre-determined agreement or covenant restricting any additional bedrooms or living rooms by extension of the home, unless there are proven compelling health reasons, during the planning period to 2033 or a prior new or updated Neighbourhood Plan which can assess the need for this accommodation.

Evidence from the community consultations and the TWBC Housing Needs Study (2018) indicate both the need and desire for small properties to meet the needs of young people, first time buyers and older downsizers. The policy seeks to address the housing imbalance in the Parish and produce smaller and therefore more affordable units which would be suitable for starter homes and downsizing. The HNS indicates that the median house sale in the Parish is £577,250 which would require an income of £148,436 so there is a lower priority for larger properties of 4 or more bedrooms and a greater need for smaller units.

Historically many properties in the village have been extended therefore making them less affordable for many. It is therefore judged important to both develop and maintain a more mixed offer of housing size for the long-term. Such a mix will help to build and sustain a healthier demographic mix for a sustainable community that can cater for a range of economic circumstances and support a school, and other facilities. The policy's aim is to encourage owners to move to a larger property rather than secure an extension of such small units which will then be lost forever.

Evidence: PPS, DF, DPC, HNS, National Planning Policy Framework 'NPPF'.

H 5 All new developments must 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). Developments of 9 units or less will be required to pay an Affordable tariff in line with the TWBC policy.

There is a need to keep the villages and settlements as vibrant communities which requires that people of all wealth should be able to live in the Parish. The HNS makes it clear that anybody wanting to live in the Parish, who are on the lower income lower or median income bands, can only afford to be in a range of Affordable Housing products.

Residents of both villages have expressed a desire to see Affordable Housing to meet local need. This would include social housing and other housing for rent, shared ownership and, if possible, for sale. The beneficiaries of this policy would be existing residents and their families or those with a local connection through family or employment in the Parish. The TWBC HNS concludes that in the Rural Parishes there is currently a 32.5% Social Rented provision and a 67.5% Intermediate provision. An increase is required in both sections, but a greater emphasis should be on the rental element.

TWBC has defined people as needing Affordable Housing if they are 'unable to access suitable housing without financial support.' The average cost of social rent in the Parish of Brenchley in the HNS was £374 which required an income of £17936. The median affordable rent was £998 which required an income of £47,932. The HNS shows an identifiable Affordable need of 14 units per annum up to 2022.

These homes should have gardens and shared open space.

Evidence: DF, HNS. KCC's Kent Forum Housing Strategy, NPPF.

The Government's definition of Affordable Housing as set out in the NFFP 2018 Annex 2 is as follows:

'Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.'

H 6 A fully evidenced local connection will be an essential qualification for all potential Affordable Homes allocations within the Parish. The criteria and priority for applicants for Affordable Housing within the Parish before being eligible for other applicants within the wider Borough of TWBC, should take into account whether:

- 1. The applicant has lived in the Parish for 5 years or**
- 2. The applicant has parents currently living within the Parish for more than 3 years or**
- 3. The applicant has worked in the Parish for a minimum of two years or**
- 4. The applicant has a substantial, special reason for needing to live in the Parish due to conditions of employment or**
- 5. The applicant can prove that they were a previous resident within the Parish and seek to return to the Parish.**

Residents wish to ensure that priority is given to those with a local need and connection before units are offered to TWBC applicants. This policy is subject to TWBC's statutory obligation to house the homeless.

Evidence: PPS, DE, DPC, HNS.

H 7 Affordable Homes in a Rural Exception Site will be generally supported if they meet the overall policies of the NP with a preference for such sites to be close to an LBD or contiguous to a small settlement on the grounds of sustainability. Any proposal must include an up-to-date housing needs survey.

There is a need for affordable homes in all parts of the parish. Evidence is provided in Policy H6.

Evidence: PPS, DF, HNS, NPPF.

H 8 Developments will be supported that provide different types of accommodation for the elderly. At least 30% of all units in developments of 9 units or more will conform to the current Lifetime Homes Standards.

Between 2015-2035, the percentage of over 65s is expected to increase by 56.7% and the number of 85-year olds by 145%. At present there are few options for those wishing to remain in the Parish but who want to downsize or are in need of a degree of support.

Specific accommodation for the elderly could include an over-55s development (with a minimum age covenant), bungalows (though these are not the most efficient form of development), Sheltered Housing, which would meet the needs of those capable of living independently, and accommodation with full support on site.

Needs of older residents will also be addressed through buildings conforming to the current Lifetime Homes Standard or a successor Building Regulation (DQ2).

Evidence: PPS, DPC, HNS, Lifetime Homes Standard, DfL 12 (Integrating into the Neighbourhood), KCC's Kent Forum Housing Strategy.

H 9 Proposals for residential development over Brownfield Sites will need to demonstrate, if in Employment Use, that an element of Employment Use, to meet the needs of small local companies, is retained as part of the development.

There is a need to protect and increase employment opportunities in the parish, in the interests of the sustainability of communities within the parish. (BE1, BE2, BE4). Any development on a Brownfield Site should be used as an opportunity to clear any historic contamination.

Evidence: PPS, VE, DF, DPC.

H 10 Applications, within the LBD or the settlements of Castle Hill or Petteridge, for small-scale infill development or redevelopment will be supported provided the proposals do not unduly impinge on neighbours in

terms of close proximity of buildings or privacy. The design should be in keeping with the surrounding buildings. The proposals should meet the other policies of the NP and the Planning Policies of TWBC.

The TWBC Local Plan will anticipate that some of the supply of new homes within the Borough will be from small windfall sites. To conform to this policy, windfall sites, other than Brownfield Sites, should be limited to the main areas of settlement within the parish. This policy will also check ribbon or piecemeal development within the AONB.

Evidence: DPC.

H 11 Each development for housing will be subject to the following restrictions on construction to be imposed at the time of planning permission by TWBC in the form of planning conditions.

Developments will be expected to follow good practice for construction sites, including:

1. Site working hours 07.30 -18.30 during the week and 7.30-12.30 on Saturdays with no working on Sundays.
2. No bonfires.
3. Contractors vehicles to be regularly washed down to prevent mud and other debris from spreading on to the local roads.

H 12 Redundant agricultural buildings, which are seeking Prior Approval for Permitted Development to be converted to residential use, cannot be exercised for a period of at least ten years after its original construction. It must be tested whether the proposal can be reasonably described as a 'conversion' or whether it crosses the line into a rebuild.

Landowners who seek these rights should, in seeking Prior Approval for Permitted Development, provide evidence that they have considered the use of the building for employment use or tourist accommodation or affordable accommodation for rural workers.

Permitted Development rights are a national grant of planning permission which allow building works and changes of use to be carried out without having to make a planning application. However permitted development rights could pose a serious threat to areas or landscapes of exceptional beauty. Permitted development rights are subject to conditions to control impact and to protect local amenity within an AONB. (BE5)

Evidence: DPC, Planning Policy Guidance 7: Countryside, Planning Policy Statement 7: Sustainable Development in Rural Areas.

H 13 An Individual new home, outside the LBD and settlements, will be permitted where there is a proven need for affordable housing for certain rural workers, including seasonal workers, which cannot be reasonably provided, within the Parish, through other affordable housing or conversion of an old farm building. In particular, any such dwelling should be close to other properties and particular note should be placed on its character and appearance in the countryside.

Occupation of such homes should be restricted in perpetuity for the use of persons and their families employed in agriculture, forestry or an equine-related industry.

Applications to change or remove the condition of occupancy and affordability will not be permitted unless the home has been the subject of an unsuccessful marketing of its current use for a period of over 12 months including to other local rural workers with no immediate connection to the land where the dwelling is sited.

Farming plays a key role in the economy of the Parish and the Neighbourhood Plan is looking to ensure the needs of this type of business is supported. Affordable accommodation is often needed for rural workers. Policy H8 provides for Rural Exemption Sites but does not cater for a single dwelling for a rural worker needing to live at or near their place of work. Any development must be particularly sensitive to the landscape of the AONB.

The policy provides for the retention of rural workers dwellings and is an essential way, in the long term, of maintaining the provision of affordable housing within rural areas. Without suitable housing, the maintenance of the landscape might not be viable. There has been a tendency for rural homes to be sold and improved to be substantial properties unaffordable to rural workers. The policy seeks to prevent this type of change. (BE5)

Evidence: VE, NPPF para 79a, Planning Policy Statement 7: Sustainable Development in Rural Areas.

H 14 All new residential development should provide the necessary and appropriate contributions to those identified projects, works, services or initiatives that will enhance the Parish, which are to be secured through a Section 106 Legal Agreement between the Developer and TWBC, and the monetary contribution will be used for items specified in the Neighbourhood Plan or as subsequently determined in line with Section x, 'Projects Supporting the Neighbourhood Plan' (see end of Draft Policies).

Developers are required to contribute to meeting community needs associated with their developments through Section 106 agreements. Contributions will be utilised to meet some of the many community needs recognized in this Neighborhood Plan and in line with Policy CLR9.

Evidence: VE, DF, DPC.

BUSINESS AND EMPLOYMENT

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

Overall Objectives

1. To support and strengthen the local economy, by protecting and enhancing existing employment sites, improving infrastructure and seeking a range of new employment spaces that reflect modern modes of working.(BE1, BE2, BE3, BE5)
2. To promote diversity in business enterprise, by develop social networks to grow business-to-business entrepreneurship, encouraging diversification in agriculture and land-based enterprise and supporting inward investment through tourism. (BE4, BE6)

Proposed Policies

BE 1: Developments which seek to protect and enhance existing employment sites, either as a whole or in part, will be supported.

In recent years a number of shops, pubs, and cafes have been lost to the parish, while a rising number of agricultural buildings have been converted to residential use, as have some workshops and light industrial units. There may be opportunities to develop new employment spaces through the conversion of older facilities, such as has happened at the former Bull public house in Brenchley, and the former Inn Store in Matfield. Use of redundant agricultural buildings to provide leisure-based employment opportunities will be preferred to conversion to residential use.

Evidence: Parish Plan Survey, Visioning Events and Design Forum, and TWBC's "Role and Function" studies to support the Draft Local Plan

BE 2: Developments that provide a range of new employment spaces which reflect modern modes of working will be supported.

Home-working, hot-desking, and co-worker facilities are increasingly becoming embedded practices, especially for young entrepreneurs. New industrial sectors, such as the digital economy and lifestyle service-providers, require different types of facilities and supply-chain arrangements.

Evidence: Parish Plan Survey, Visioning Events and Design Forum [plus relevant market information]

BE 3: Significant improvements to key infrastructure, such high-speed broadband, logistics and public rights-of-way related to business needs will be promoted; developments that support this policy will be supported.

- Reliable fibre-optic connectivity is essential to modern business practices – without it productivity and competitiveness are undermined.
- There needs to be better signage on the local road network, to improve logistics for agriculture and land-based industries, and the upgrading of some routes is required.
- The network of footpaths and bridleways is an enabler for tourism; it needs to be better managed and in some places requires upgrading to improve accessibility.

Evidence: Parish Plan Survey, Visioning Events and Design Forum, extant traffic surveys, market reports.

BE 4: A Business and Enterprise Hub for the parish will be promoted, to facilitate social networking and shared services as drivers to grow business-to-business entrepreneurship.

Social networking is a key enabler for start-ups, supply-chains, and securing investment. A hub would be a means of co-ordinating support for business activity, reducing duplication, and pooling resources for marketing.

Evidence: Parish Plan Survey, Visioning Events and Design Forum, market reports.

BE 5: Diversification in agriculture and land-based enterprise will be supported, through policies that restrict the loss of sites and facilities to non-productive uses.

A diverse and broad-based agricultural sector is important for the health of the rural economy and community. Purposeful land-management is one of the main drivers for maintaining the landscape character of the area. But the needs of farming and other land-based enterprises must be balanced with maintaining and enhancing the AONB. (H12)

Evidence: Parish Plan Survey, Visioning Events and Design Forum, the High Weald AONB Management Plan.

BE 6: Inward investment through tourism will be encouraged, working in partnership with neighbouring Councils

There is the potential to be part of a borough-wide initiative to promote tourism in rural areas, through a vehicle similar to the “Business Improvement District” that is being established for the urban economy. Given that it is likely that most development in the borough will take place in the north-east quadrant, which includes Brenchley and Matfield, there would be an opportunity for the five local councils to develop a local initiative.

Evidence: Parish Plan Survey, Visioning Events and Design Forum, TWBC Economic Development Strategy, TWBC Destination Management Plan.

DESIGN QUALITY

In any new development the Parish must benefit from buildings of the highest quality, to create a new legacy that stands alongside a proud heritage. Our historic rural 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.

Overall Objectives

1. To ensure quality development that meets the needs of local people [DQ2, DQ5, DQ7]
2. To offer clarity about what the NP defines as ‘quality’ [DQ1, DQ8, DQ9].
3. To prevent development that does not ‘fit’ with the rural character of the villages [DQ1, DQ3].
5. To ensure development meets the highest standards of sustainability: social, economic and environmental [DQ2, DQ3, DQ4].

Proposed Policies

DQ 1 New builds, whether housing, community resources or places of employment, should be constructed of sustainably sourced and locally sensitive materials respecting the local vernacular in height, mass and materials while allowing for imaginative contemporary architecture.

Though the villages of Brenchley and Matfield have evolved over the centuries and are made up of many types and styles of housing, there is a local vernacular reflected in many of these that uses weather boarding or half tiling, clay tiles, has consistently well angled roofs with overhangs and avoids strong colours in the external paintwork. The use where possible of locally sourced materials would help protect local employment, reduce transport needs and help ensure a local character. Adherence to High Weald AONB Colour Chart and guidance on materials and suppliers will support such practice

Those attending the consultations at the Design Forum laid heavy emphasis on generous fenestration and held positive views about contemporary design as long as it is aesthetically compatible and sits comfortably with the local vernacular. Using creative design and

materials and having areas of open space helps to improve the health and well-being of populations.

Evidence: Design Forum, Lifetime Homes Standards, High Weald AONB Management Plan, KCC's Kent Design Guide, Locality UK: Good Design in Neighbourhood Planning, Department for Communities and Local Government 2009: Guidance on building a local sense of belonging.

DQ 2 New builds should incorporate features that ensure social and demographic sustainability for the future by adhering to Lifetime Homes Standards and having restrictions on extensions and expansion.

Given the changing needs of many families and the down-sizing required by older people who wish to remain in the villages, new constructions will be encouraged to follow Lifetime Homes Standards and be built to allow flexible use of internal space as needs change. Many smaller homes in the parish have been enlarged and are therefore no longer accessible by those with limited resources. It is important therefore to encourage smaller properties to allow for a mixed demographic. (H8)

Evidence: Design Forum, Lifetime Homes Standards, High Weald AONB Management Plan, KCC's Kent Design Guide, Locality UK: Good Design in Neighbourhood Planning, Department for Communities and Local Government 2009: Guidance on building a local sense of belonging.

DQ 3 New developments should work creatively with the topography and landscape features to maximise sustainability through alternative energy sourcing, water and recycling efficiency and to minimise visual impact.

Much of the Parish is built on hills and creative use of the topography in the planning of a new development can ensure more ecologically sustainable practices. These could include: the orientation of housing e.g. for solar panels or tiles, so enhancing energy efficiency; ensuring good surface water drainage and preventing flooding; enabling the reuse of grey water; and minimising the visual impact. The NPPF states that communities have the responsibility 'to contribute to energy generation from renewable sources or low carbon sources' All developments will be expected to incorporate such sustainability features including the provision of sound waste disposal. Provision of car charging points will also be encouraged.

Issues of planting are addressed in Policies LE8 and 9 while lighting is covered in LE10.

Evidence: DF, High Weald AONB Management Plan, TWBC Sustainability Policy, Design Council's CABE Guide to Sustainable Design, BfL12 (Creating a Place).

DQ 4 On sites of more than 10 units, developers must seek to offer a ?% of buildings designed to the highest standards of eco build, passive house or zero carbon homes (Level 6 of the Code for Sustainable Homes).

Given the growing concern about climate change and Building Regulations that ensure a certain level of sustainability, attention must be paid to these important features in all new

build. Eco build, passive house and zero carbon homes exceed these basic requirements and should be encouraged in as high a number of homes as possible. This approach was supported at the Design Forum.

Evidence: DF, Green spec.co.uk, Designingbuildings.co.uk/Zero Carbon Homes.

DQ 5 Developments must provide adequate, easily accessible but well landscaped parking areas that allow streets to be safe for all and operate as good social spaces.

Some new developments model creative ways of building in garages underground or in shared areas that minimise the visual impact of the car from the houses and street, for example positioning parking behind houses. Such approaches would be encouraged. These also allow the pavements and green spaces to be used more safely by children and the elderly and to be greened more readily with planting that enhances the environment, such as wild flower verges. Driveways should be a fully permeable surface (See also AM3 and LE5).

Alternatives to the use of cars will be encouraged through inclusion of good connections to existing pedestrian and cycling routes or addition of new connections wherever possible (AM2).

Evidence: DF, Kent Design guide, Locality UK: Good Design in Neighbourhood Planning, DfL12 (Creating a Place and Street and Home).

DQ 6 Developments of more than 10 units will be encouraged to include an element of self-build.

Self-build is one way for families to build affordable housing and given average house prices and average incomes in the Parish this is a challenging issue of the community. Every method for achieving real affordability should be considered by the developers. (H5, H6, H8). TWBC has a register of interest in self build and this should be consulted to assess levels of interest.

Evidence: Self Build and Custom Housebuilding Act 2015 as amended, teignbridge.gov.uk/selfbuild, Cherwell District Council/Graven Hill site.

DQ 7 Any new build must meet the requirements of Secured by Design, in the interests of proving a safe environment.

The NPPF 2018 (para 91b) states that ‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which..... are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas’. The guidance offered by ACPO and endorsed by government makes detailed suggestions to achieve these objectives.

Evidence . Secured by Design : New Homes 2014. ACPO

DQ 8 In seeking Prior Approval for a Permitted Development of a new agricultural building within the AONB, the plans should detail the siting, height, design and external appearance including colour of the proposed development. On a classified road the development should be 25 metres from the road. A visual impact assessment would be required.

The siting of a new agricultural building can have a significant impact on the AONB and the surrounding landscape. Developments should be assimilated into the landscape without compromising the function they are intended to serve. Although choices of design and materials may be constrained by operational needs, the standardisation of modern agricultural buildings and economic considerations, it should be possible to reconcile proposals for development with the need to conserve and whenever possible enhance the landscape. New buildings should normally form part of a group of buildings rather than stand in isolation and relate to existing buildings in size and colour.

Evidence: Tunbridge Wells Borough Landscape Character Assessment 2017- Local Character Area 1: Matfield/ Brenchley Fruit Belt, Planning Policy Guidance 7: Countryside, Planning Policy Statement 7: Sustainable Development in Rural Areas.

DQ 9 Development proposals should conform to the design standards [to be] set out in Appendix x.

Adherence to design standards appropriate to the parish is important in order to protect the character of the area and ensure good quality design. Expected standards are [to be] set out in Appendix 1.

LANDSCAPE AND ENVIRONMENT

The parish should seek to conserve and enhance the defining characteristics of its rural High Weald location, its landscape, heritage and biodiversity. New development should contribute to this aim.

Overall Objectives

1. To protect the AONB and its setting (LE1, LE2)
2. To protect historic landscape views and vistas [LE3, LE4].
3. To retain and enhance public open spaces, nature reserves, and public rights-of-way [LE5, LE6, LE7].
4. To conserve and enhance biodiversity (LE1, LE2, LE6, LE7, LE8, LE9, LE10)
5. To preserve and replant trees and hedges [LE8, LE9].
6. To preserve dark skies [LE10].
7. To maintain the distinctiveness of each settlement [LE11].

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8. To control advertisements and signage affecting the AONB and its setting [LE12].

Proposed Policies

LE 1 Proposals for development in the AONB will be permitted only where they satisfy the objectives of the High Weald Area of Outstanding Natural Beauty Management Plan.

The High Weald AONB Management Plan sets out long term objectives for conserving this nationally important landscape and the local authorities' ambitions for how the High Weald will be managed over the next five years. The HWAONB Management Plan will be adopted and supported by this Plan

LE 2 Where development is proposed outside of the AONB it must not damage or detract from the environment, character and landscape setting of the AONB or from locally important views over the Low Weald.

LE 3 Development must conserve the historic landscapes of the parish, its heritage assets and their settings.

[insert descriptive passage about historic landscapes and heritage assets of parish.]

Evidence: Kent Historic Environment Record, AONB (various docs), Conservation Areas, TWBC Landscape Character Assessment, VE, DF

LE 4 Planning applications for development will be required to incorporate a visual impact assessment including Winter and Summer views. Particular attention will be paid to preserving locally valued views, from roads and public rights-of-way both within settlements and over the rural landscape.

The intended outcome is that, with new developments, locally valued views within settlements and over the rural landscape will not be impeded. The High Weald Landscape Trail passes through the parish, including both villages, and there are also outstanding panoramic views and views of local landmarks from several other roads, public open spaces and public rights of way which are greatly valued by both residents and visitors.

Community ideas on priority views have been sought and are shown in Appendix 2.

Evidence: DF, PPS, TWBC Landscape Character Assessment, High Weald AONB Management Plan.

LE 5 The sites listed in LE Appendix 3 will be protected as Local Green Spaces.

Local Green Space designation in the NPPF is 'a way to give a high level of protection to green areas or open spaces against development where they are of particular importance to local communities'. The designation of land as Local Green Space through a Neighbourhood

Plan allows communities to identify and protect green areas of particular importance. The parish has three (two?) sites of Common Land and several sites of Ancient Woodland, which the Government's guidance concerning Local Green Spaces considers to be sufficiently protected without having to be designated as Local Green Spaces. The Parish seeks to ensure that all green spaces, including some wide highway verges, which are important in the landscape or life of the settlements in the Parish, gain protection.

A Local Green Space 'needs to be in close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and local in character and is not an extensive tract of land.'

Evidence: PPS, VE, DF, NPPF, TWBC Local Plan 2006, TWBC Local Green Space Designation Methodology 2018, High Weald AONB, Kent Wildlife Trust, Kent High Weald Partnership, Ashdown Forest mitigation.

LE 6 Provision of new amenity green spaces will normally be required in new developments of more than 10 dwellings. These will preferably be dedicated as village greens and will be accompanied by a landscape and environmental management plan showing how their management will be carried out and funded.

Village green status ensures accessibility, thus providing an enhancement to village life. It also ensures that the green space benefits from maximum protection. Village green status does not require public ownership and it is expected that the ownership and maintenance of new village greens will normally remain with the developers and their successors in title.

LE 7 Proposals for new development will be required to demonstrate how they will conserve and enhance habitat corridors between habitat areas and along historic routeways. An Environment Impact Assessment and an Ecological Survey will be required.

There is a need to protect and enhance ecologically rich verges on historic routeways and to increase the biodiversity of other highway verges in the parish, including new highways and public rights of way in new developments. It is also important to protect and enhance coppiced woodland and to protect and enhance rare remaining areas of semi-improved grassland and lowland heathland. Wildlife and native plant life corridors will be enhanced rather than disrupted by new development.

Traditional and valued landscapes will be preserved and enhanced to support resilience to climate change (See also AM2, CLR5).

Evidence: PPS, TWBC Landscape Character Assessment, The Parish of Brenchley: Historic Landscape Characterisation, High Weald AONB Management Plan, Kent & Medway Biological Records Centre, www.magic.defra.gov.uk.

LE 8 In any new development, existing mature trees that make a positive contribution to the landscape will be protected. In addition, all new residential development will be required to plant and maintain a minimum of two native species or fruit trees for every new dwelling or building, either in gardens or in a communal area.

There is a need to preserve the ancient woodland and the existing mature trees in the parish which make a positive contribution to the landscape and to provide a new legacy for the future. Planting more trees will reduce run-off and flooding and enhance biodiversity and air quality, which will be beneficial to the community. Such a legacy will conserve the traditional High Weald landscape. Biodiversity is a key element of the parish's rural character which parishioners wish to preserve.

Evidence: PPS, VE, TWBC Landscape Character Assessment, The Parish of Brenchley: Historic Landscape Characterisation, High Weald AONB.

LE 9 Developments should use native species for landscape proposals and specifically exclude non-native species. Property boundaries in new development will be required to 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.

This policy will promote biodiversity, help preserve the parish's rural character and provide room for the hedge to grow without impeding pedestrians or other traffic. Where necessary for security or to constrain movement of children or animals, the hedges may be reinforced on the side away from the road or public right of way by fencing which should be unobtrusive and where possible constructed using materials from coppiced woodland.

In the Visioning and Design Forum events the public expressed a desire to limit/reduce the amount of leylandii in the villages, which in several locations has been allowed to grow unchecked or is poorly maintained by close cropping, after which the tree quickly dies.

Evidence: PPS, VE, DF, High Weald AONB Management Plan.

LE 10 All proposals for development will be required to provide an assessment of how the development will affect the dark skies in the neighbourhood and to demonstrate how all forms of lighting in the development will be controlled and minimised. Development which significantly reduces the dark skies in the neighbourhood will not be permitted.

Dark skies are an important part of the rural nature of the Parish and of the beauty of the AONB. This policy seeks to preserve this, for the benefit of residents and wildlife. It covers street lighting, security lighting, sports field lighting, temporary lighting, spot lighting,

illuminated signage and advertisements and light spillage from windows. Reduced lighting cuts energy consumption, costs less money, can contribute positively to human health, helps wild life and does not necessarily compromise safety or increase crime.

Evidence: PPS, VE, DF, High Weald Management Plan, www.southdowns.gov.uk.

LE 11 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. The cumulative effect of advertisements will be taken into account.

There is a need to retain the character of the parish in its AONB setting so that it is not defaced by inappropriate or repeated advertisements. Verges and footways need to be kept clear for highway users.

Evidence: PPS.

ACCESS AND MOVEMENT

Access and Movement policies in the Neighbourhood Plan aim to improve road safety, encourage non-vehicular travel, improve public transport and reduce the need for on-street parking. Policies have limited ability to address traffic issues that arise outside the Parish or are under national or county control. Nevertheless, they can pursue localised actions.

Overall Objectives

1. To improve road safety in the parish by encouraging lower speeds and safer crossing points. [AM1].
2. To improve non-vehicular transport options within the parish, encouraging leisure activities and reducing the need for private car use [AM2].
3. To provide appropriate, sensitive parking options within new developments and near non-domestic premises within the Parish [AM3].
4. To support improved public transport options appropriate to the Parish's needs [AM4].

Proposed Policies

AM 1 Improvements to road safety will be promoted. Developments that fund measures to improve road safety will be supported. Measures that could be considered after appropriate consultation and discussion with the PC and KCC include:

- 1. The extension of 30 mph speed limits to cover road incident clusters within the parish and the introduction of new 30 mph limits in some of**

the parish's hamlets. Additionally, 20 mph limits could be introduced in high risk areas to reduce traffic speed, making key crossing points safer and more convenient.

2. Installing additional vehicle activated signs (VAS) and other traffic calming measures to discourage exceeding speed limits.

3. Providing appropriate, safe crossing-points

4. Appropriate signage to indicate routes that are unsuitable for HGVs

The speed of traffic and the number of incidents involving injury were major concerns of parishioners at all events and during the consultation process. Over the past three years, there have been many such incidents within the parish. These include incidents at the junction near the Poet at the Chestnut Lane junction, Horsmonden Road near the Fairmans Lane junction, and Crook Road. The consultation process showed parishioners were also concerned that HGVs were using narrow roads that were inappropriate. In some cases, there were no alternative routes, but appropriate signage might limit use to essential journeys. Improvements to road safety and measures to reduce traffic speed could make the parish a safer environment for residents.

Evidence: PPS, VE, DF, Crashmap.co.uk.

AM 2 Measures to encourage pedestrian, bicycle and other non-motorised movement will be promoted. Developments that include or provide funds for these will be supported. Measures that form part of this policy will include:

1. Developments that include improving or extending existing pavements on their frontage will be supported. The addition of grass or wildflower buffers between the footway and the development will be encouraged. Developments that provide permeable, all-weather footpaths/walkways within development boundaries on frontages without existing footways will also be supported.

2. New developments that provide safe, non-motorised access to public open spaces, local amenities and nearby public rights-of-way will be supported. Developments that result in the loss of existing footpaths and bridleways or restrict access to public open spaces will not be supported.

3. Enhancing the safety and convenience of public rights-of-way by improving all-weather capability in key sections.

4. Improving the accessibility of public rights-of-way, for example by replacing stiles with gates.

5. Consideration of new bridleways and cycle ways or upgrading of footpaths to bridleways, where appropriate and safe (See also BE3, CLR5).

6. Where a development site is crossed by or immediately adjacent to an unenclosed, unsurfaced public right of way, a minimum width of 3.6 metres (12 ft) shall be left for the public right of way, unless an all-weather surface is provided for it, to ensure access is maintained.

The consultation process, design forum and visioning event showed parishioners were in favour of encouraging walking, cycling and horse-riding. Doing so could improve parishioners' health, quality of life, reduce pollution, and limit the growth in traffic caused by new developments. Adding wild-flower buffer zones and providing better access to public open spaces will improve pedestrian safety, biodiversity and the quality of life of parishioners.

Evidence: PPS, VE & DF

AM 3 New developments should provide sufficient adequate, appropriate and sensitive parking to meet their own needs; proposals to help address wider parking issues will be supported

As set out in DQ 5, developments will be required to provide sufficient parking to meet the needs of their development including visitors, with visually unobtrusive designs and, wherever possible, permeable surfacing materials reduce run-off. This should help limit on-street parking, improving road safety in the parish. New parking areas should be designed to minimise their visual impact on the village. Using a permeable surface would help limit rainwater run-off. Using surfaces that allow grass to grow through would be less intrusive visually than tarmac and more in keeping with the parish's character.

Developments that also fund new or improved parking options near the parish's non-domestic properties (including retail and commercial premises, schools/nurseries, halls, allotments, playgrounds and churches) will be supported. This would help local businesses and encourage use of other local community assets, while reducing on-road parking.

New parking areas near local businesses and community assets would help support their active use.

Evidence: PPS.

AM 4 Developments that provide contributions for new or improved scheduled bus services will be supported.

Distances from essential services and railways make car use essential unless there are public transport alternatives. New developments in and around the parish are likely to lead to more traffic, which increases pollution and the risk of traffic incidents. Providing additional, appropriate public transport options could help alleviate these risks. It would also provide necessary transport for parishioners unwilling or unable to drive. (CLR7).

Evidence: PPS, VE & DF.

COMMUNITY, LEISURE AND RECREATION

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

Overall Objectives

1. To help maintain and improve education and health care services in the Parish [CLR1].
2. To improve the quality of life for older and less mobile residents [CLR2, CLR4, CLR7].
3. To help improve community well-being through support for a wide range of sports and other leisure and social activities [CLR3, CLR4, CLR5, CLR6].
4. To contribute to mitigating the impact of climate change through support for community energy initiatives (CLR8).

Proposed Policies

CLR 1 Development proposals that would enhance community services in education, health and care, leisure and recreation will be supported if there is a convincing case on the need for them and they comply with relevant policies in this Neighbourhood Plan on issues such as access, parking, housing and design.

Maintenance and improvement of education, health and social care facilities and services are of the highest priority to the community. These include:

- Primary education, where the community has indicated its strong support for maintaining a primary school in the parish. If proposals are put forward for rebuilding the school on a new site financed by a large housing development, rather than refurbishing the existing buildings, such proposals would require detailed consideration and extensive community consultation. The associated housing

development on the existing school site would be required to conform with Neighbourhood Plan policies.

- Day care, pre-school and nursery facilities, where there is already a shortage of capacity, including for before and after school care and during school holidays.
- GP and dental services. GP services are already stretched, with limited possibilities for expansion. Significant housing development, not only in the parish but also in Horsmonden, could worsen the problem and lead to a shrinking of the catchment area and the risk of poorer services.

Evidence: PPS, VE, DF and subsequent interviews. Data on usage of existing facilities and demographic data on population trends, community feedback.

CLR 2 Activities that will improve the health and well-being of the older members of the community will be encouraged and facilitated.

TWBC has an ageing population, with the over-65s population estimated to rise by 40.7% by 2033 and the over-80s to rise by 73.1%. This will lead to an increasing need for activities to improve health and well-being, provide opportunities for socialization and reduce loneliness. Schemes that enable interaction between older and younger residents will be investigated, such as regular joint activities in community centres or home visits for those with restricted mobility.

All Saints' in Brenchley and St. Luke's in Matfield each organise a Ready Call transport service and monthly lunch, which provide a valuable local facility. The O Club, an organisation for older members of the community, meets twice a month for talks, discussions and afternoon tea. Such activities should be supported. Additional activities will be needed in the future, especially for those who may be lonely or have restricted mobility.

The increase in the number of older residents will result an increasing need for social care, other forms of support and appropriate housing, especially for those with limited mobility.

Evidence: PPS, TWBC HNS, community feedback.

CLR 3 Play facilities in the parish will be improved in the areas of the parish highlighted by the community, including through developer contributions

Safe and inviting playground facilities are important for young families. Proposals are already being developed for improvement of the existing playground in Brenchley, while the idea of a playground in Matfield has attracted significant support, subject to finding an appropriate site. Play facilities in Petteridge are limited and consultation with the community is needed to identify what may be required.

Evidence: PPS, community feedback.

CLR 4 Proposals to maintain, extend or improve facilities for sports, exercise and leisure, especially for children, young people and older residents, will be supported.

The health and quality of life of the community are enhanced by the existence of sports, exercise and leisure facilities. This is especially important for children, young people and older residents. The Parish currently has a good range of activities and facilities, mainly based at the Brenchley Memorial Hall and Matfield Village Hall but also at the Brenchley Scout Hut and Matfield Pavilion. Continued maintenance and, as needs are identified, improvement of these facilities over the period of the Plan will be important. Some of the activities are commercial but many, as with other community activities, depend on volunteers; the continuation of such activities will only be possible to the extent that the community itself, alongside any financing that may be available, is prepared to volunteer.

Members of the community have suggested benches at several valued green spaces within the parish, such as Keys Green and the junction of Cryals Road/Petteridge Lane. These and other benches could be used as resting places by walkers and provide an opportunity for people to socialize and enjoy the extensive rural views.

Evidence: PPS, VE, DF, subsequent interviews and community feedback.

CLR 5 The greater use of footpaths, bridle paths and cycle paths for exercise and recreation will be facilitated. The possibility of designating Quiet Lanes, introduced in the Transport Act 2000, within the parish will be investigated.

The Parish has a network of footpaths, which are well-used by the community. Leisure usage would be further encouraged by seeking extensions to the network and by improvements such as substituting gates for stiles, ensuring vegetation is controlled and improving surfacing and signs/information. (See also AM2, BE3)

The parish has an equestrian tradition that contributes to leisure activities and the local economy. There are three large livery yards in the parish, a riding school and numerous private yards. The number of horse riders is estimated by Matfield & District Riders' Association (MDRA) at 300, of whom 100 are children. Limited bridle ways and the increase in traffic on rural roads, however, make riding hazardous, restricting most riders to private establishments or use transportation to access bridleways outside the parish.

Quiet Lanes typically use minor and unclassified rural roads and pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and offer protection from speeding traffic. Measures such as lower speed limits and discrete road signs aim to encourage drivers to slow down. A combination of Quiet Lanes and upgraded footpaths could provide a circular route around the villages.

Evidence: PPS, VE, DF, community feedback.

CLR 6 Existing allotments will be retained and alternative sites will be sought if there is an unsatisfied demand for new allotments.

Allotments provide a healthy leisure activity for those who do not have sufficiently large gardens. At present, the Parish has one allotment site, on Brenchley Road in Matfield, which is almost full. In the interests of enabling anyone who wishes to have an allotment to have access to one, alternative sites may be investigated to help meet any unsatisfied demand.

Evidence: Parish Council.

CLR 7 The provision of a community bus or other community schemes will be supported, subject to confirmation of feasibility and sustainability.

Limited mobility is an important cause of social isolation and poor quality of life. Bus services have declined and do not meet the needs of those with significant mobility problems. In some rural areas bus services are being supplemented by a Community Bus, with wheelchair access. This does not compete with such scheduled services as exist but organises trips to local towns and is available for hire by community groups. This can provide a valuable service for those with limited mobility and for existing community groups as well as a stimulus for new community activities (see also AM4).

Other schemes that improve access and reduce the reliance on private vehicle use, such as a car share scheme, will be supported.

Evidence: Proposal from the community and experience of Community Bus services in other Parishes, community feedback.

CLR 8 Proposals for community renewable energy schemes which offer benefits in terms of the environment, economic viability and services valued by the community will be supported provided that they do not have an unacceptable impact on the landscape and heritage of the Parish.

Ideas have been put forward for community energy schemes such as small scale renewable energy generation and charging points. Inclusion of these in development proposals or through contributions to community schemes will be encouraged.

Evidence: PPS

PROJECTS SUPPORTING THE NEIGHBOURHOOD PLAN

Pursuit of the objectives and policies embodied in the Neighbourhood Plan will require mobilising resources to finance particular projects. Such resources may come from a variety of sources but the most important is likely to be the Section 106 contributions that developers are required to make to support community improvements related to their schemes (H14). Such resources, and others that may become available, will be utilised in support of community priorities, initially those set out in this Neighbourhood Plan. Appendix 4 provides a list of key projects for which developer support will be sought.

Policies and procedures will be put in place by the Parish Council to ensure that there is full community consultation on such projects and on priorities. It may also, in some cases, be necessary to mobilise community volunteers for subsequent operation and maintenance of projects.

DRAFT

Appendix 1 Design Standards

[To be added]

Appendix 2, Views to be protected as proposed during consultation process

- 1) Panoramic view over Memorial Ground at Brenchley to distant hills
- 2) Views of tower of All Saints Brenchley from:
 - a) Brenchley Memorial Ground
 - b) Public Footpath WT 282 (leading from Palmers Green Lane to butcher's shop)
 - c) Public Footpath WT301 (leading from Gatehouse Farm to Market Heath)
- 3) View towards centre of Brenchley from War Memorial
- 4) View southwards from bottom of Windmill Hill, towards Brenchley church, nearby historic buildings and distant landscape
- 5) View of oak tree and valley NE opposite Halfway House
- 6) View of Tawsden Manor and Halfway Oak from FP WT282
- 7) View of orchard and Oast House behind Brenchley Manor from public footpath WT275
- 8) Distant views from FP WT 269 (path over old golf course)
- 9) Panoramic view from Viewpoint on Crook Road
- 10) Views over valley from FP WT278 and BR WT317 (paths leading from Crook Road to Knowle Road)
- 11) Panoramic view across the Weald towards greensand ridge and north downs from FP WT277 (footpath between Crook Road and Pearson's Green Lane)
- 12) Panoramic views from FP WT282 (footpath running from Palmer's Green Lane through Hononton Farm)
- 13) View of Furnace Pond and its surroundings from Public Footpath WT282 (see above)
- 14) Views from FP WT268, both within the woodland beside Pimm's and over open farmland towards Paddock Wood (path from Chestnut Lane to Gedges Farm)
- 15) Views from FP WT275, Matfield (path from junction with WT268, across Maidstone Road, to Brenchley Manor)
- 16) View toward North Downs from FP WT272 (Crundalls Farm)

- 17) Views over open countryside and to All Saints Brenchley from Public Footpaths WT 283 and WT 284, Matfield (paths from village green to Swingle Swangle Farm/Walnut Tree)
- 18) View of Matfield Oast from Chestnut Lane
- 19) Views of Matfield Green from all directions
- 20) Views of Matfield House, the Clocktower, Matfield House Cottages and Maycotts Lane from The Green
- 21) View from Maidstone Road over green triangle bounded by Coppers Lane and Brenchley Road, to distant hills beyond
- 22) Panoramic views (including to All Saints Brenchley) from FP WT419 (path through Cryals Farm)
- 23) Panoramic views from near junction of FPs WT 294 & 295 (paths from Cryals Road to Tong Road)
- 24) Panoramic views from FPs WT 362 and 363 (paths above Keys Green)
- 25) View through chestnut woods on FP WT362 (see above)
- 26) Panoramic views from FP WT298 near Brecknock Clump, highest point in the parish (path from Dundle Road near Elmhurst Farm to A21)
- 27) View from The Dell, Cryals Road and FP WT 293, towards Matfield
- 28) View from FP WT310 south towards Coldharbour (path between Tong Road and Marle Place)
- 29) View from Pixot Hill NNE
- 30) View from Pixot Hill ESE
- 31) View towards Brenchley SWS from Knowle Lane
- 32) View NNE towards Brenchley from Marle Place Road
- 33) Views of Cork Wood, lakes, bluebells and blossom, NE and SW from FP WT307 (path from Spout Lane to Horsmonden Road)
- 34) View across heathland towards Pembury from near the snake sculpture at Cinderhill

Appendix 3, Local Green Spaces as proposed during consultation process

- 1) Brenchley Memorial Hall sports grounds (history, recreation, Sassoon, landscape)
- 2) Brenchley Recreation ground ("Scout field")(recreation, landscape, children's playground)
- 3) War memorial greens (history, landscape)
- 4) Oak tree green, centre of Brenchley (village centre and gathering point)
- 5) Jack Verrall Memorial garden (recreation, setting of listed buildings, village landscape)
- 6) Green verge outside Wheelwright's (landscape, visual approach to Matfield Green)
- 7) Green area and pond on left of Maidstone Road, approaching from Paddock Wood, before Coppers Lane (landscape approach to village)
- 8) Verges beside road at entrance to Broad Oak, and roundabout at end of Broad Oak (village landscape)
- 9) Grass verges along Brenchley High Street (village landscape, setting of historic buildings, rural character)
- 10) Wide Grass verge along Maidstone Road in centre of Matfield (outside Baptist chapel, Webb's Orchard etc.) (ditto)
- 11) Sections of wide grass verge along Maidstone Road to north and south of Matfield (landscape)
- 12) Cinderhill Centenary Community Woodland, including football pitch (Roundabout Magazine archive 19?? To May 2018; PC minutes; biodiversity: High Weald AONB, KHWP and KWT web pages)
- 13) Petteridge Recreation Ground (recreation)
- 14) Green area in centre of Church Close, Brenchley (village character and landscape)
- 15) All Saints churchyard (history, landscape, listed tombs and lychgates, 400 year old yew trees, biodiversity) including recent extension
- 16) St Luke's churchyard (history, landscape, listed tombs and lychgates, biodiversity)
- 17) St Luke's new churchyard
- 18) Castle Hill Cricket Ground (recreation)

- 19) Verge on the eastern side at Mile Oak (landscape, millennium sign)
- 20) Area on eastern side of Pixot Hill (biodiversity, landscape)
- 21) Green spaces/woodland/pond/highway verges on either side of Beech Lane near junction with A21(Keys Green)(recreation, landscape)
- 22) Triangular green space with a seat and some trees on it at the junction of Cryals Road and Petteridge Lane (recreation, landscape)

Appendix 4 List of Priority Neighbourhood Plan projects

[To be added]