

Local Plan Regulation 19 representations in document order

Comments on Section 5: Place Shaping Policies: Bidborough

Local Plan Regulation 19 representations in document order

**Comments on Section 5: Place
Shaping Policies: Bidborough: Policy
PSTR/BI 1: The Strategy for
Bidborough parish**

Comment

| | |
|--------------------|--|
| Consultee | Mr John Perry [REDACTED] |
| Email Address | [REDACTED] |
| Address | - - - |
| Event Name | Pre-Submission Local Plan |
| Comment by | Mr John Perry [REDACTED] |
| Comment ID | PSLP_210 |
| Response Date | 18/05/21 17:20 |
| Consultation Point | Policy PSTR/BI 1 The Strategy for Bidborough parish (View) |
| Status | Processed |
| Submission Type | Email |
| Version | 0.4 |
| Question 3 | |

| | |
|--|--------|
| To which part of the Local Plan does this representation relate? | Policy |
|--|--------|

Question 3a

Please state which paragraph number(s), Policy Number, or Policies Map (Inset Map number(s)) this representation relates to.

Policy PSTR/BI 1 The Strategy for Bidborough parish

Question 4

Do you consider that the Local Plan:

| | |
|-------------------------------------|------------|
| Is legally compliant | Don't know |
| Is sound | Don't know |
| Complies with the Duty to Cooperate | Don't know |

Question 4a

If you consider that the Local Plan is not sound, please answer this question.

Do you consider that the Local Plan is not sound because:

Question 5

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to cooperate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

The calculations for affordable housing are flawed since you rely on submissions from Parish Councils, who in the main are either filled by NIMBY Councillors or are too idle to undertake a survey . Hence you only have 4 areas showing wanting such housing . As a resident of Bidborough for example I know this to be true.

The Borough should undertake an independent survey of their own .

Similarly there does not appear to be any provision for suitable retirement homes . Again, for example in Bidborough the vast majority of houses are large. And a high proportion of these householders would like to down size, thus freeing up more suitable family homes – which are in short supply as there is no space to build more. If you allowed small retirement dwelling to be built on the outskirts it would achieve both objects .

I urge the Council to consider these thoughts .

John Perry (ex Kent County Councillor ex planning committee)

Question 7

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

If your representation is seeking a modification to the Plan, do you consider it necessary to participate in examination hearing session(s)? . Yes, I wish to participate in hearing session(s)

For office use only

If responder hasn't ticked an option on this box, data inputter to tick 'not stated' box. Not Stated

Question 7a

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I would like to attend any relevant meetings though and speak if invited to do so by the Inspector

Comment

| | |
|--|---|
| Consultee | Julie Davies [REDACTED] |
| Email Address | [REDACTED] |
| Company / Organisation | CPRE Kent |
| Address | - - - |
| Event Name | Pre-Submission Local Plan |
| Comment by | CPRE Kent [REDACTED] |
| Comment ID | PSLP_550 |
| Response Date | 28/05/21 10:56 |
| Consultation Point | Policy PSTR/BI 1 The Strategy for Bidborough parish (View) |
| Status | Processed |
| Submission Type | Web |
| Version | 0.1 |
| Question 1 | |
| Respondent's Name and/or Organisation | CPRE Kent |
| Question 3 | |
| To which part of the Local Plan does this representation relate? | Policy |
| Question 3a | |
| Please state which paragraph number(s), Policy Number, or Policies Map (Inset Map number(s)) this representation relates to. | |
| PSTR/BI1 | |
| Question 4 | |
| Do you consider that the Local Plan: | |
| Is legally compliant | Yes |
| Is sound | No |

Complies with the Duty to Cooperate

Don't know

Question 4a

If you consider that the Local Plan is not sound, please answer this question.

Do you consider that the Local Plan is not sound because: . It is not consistent with national policy

Question 5

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to cooperate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

CPRE Kent broadly supports policy PSTR/BI, which we consider sets clear Limits to Built Development for Bidborough village, which is within both the AONB and the green belt.

CPRE Kent is opposed to building on green field sites in the AONB unless it has been demonstrated that there are exceptional circumstances, and we therefore strongly support the Council's decision not to allocate site 346, the only site put forward for development in Bidborough. This large greenfield site is within the AONB and green belt but outside the Bidborough village Limits to Built Development set by this policy and is not well related to the existing settlement.

We welcome the designation of a number of areas of Bidborough as Local Green Spaces together with proposed changes to the LBD which will provide improved protection for recreation provision and a wildlife site.

Please also see our responses to Policies STR1, STR2, STR3, STR5, STR6, STR7, STR8 and STR9.

We note that there are no allocations for the Bidborough parish within the Local Plan but that there may be opportunities for development of appropriate windfall sites.

While supporting the policy requirement that developer contributions should be sought from residential schemes, we question policy point 3a. which proposes that such contributions be used towards provision of sport/recreation provisions at Rusthall Recreation Ground (in Speldhurst parish) as well as those in Bidborough. Due to its location, we do not believe that such provision will be effective in providing for need identified in Bidborough and will therefore not be appropriate mitigation for development in Bidborough. It is national policy as well as the policy of this plan to encourage active travel. On account of distance between the village of Bidborough and the Rusthall Recreation Ground site and lack of safe routes for active travel, there would be an increase in road traffic on narrow rural lanes, which we would find unacceptable.

We suggest that this policy point should refer only to new sports provision/facilities in Bidborough.

Question 6

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Question 5 above. (Please note that non-compliance with the duty to cooperate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy point 3a: delete the phrases referring to Rusthall Recreation Ground and policy AL/SP 2, retaining only the final phrase "...new sports provision/facilities in Bidborough which will cater for a range of ages;"

Question 7

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

If your representation is seeking a modification to the Plan, do you consider it necessary to participate in examination hearing session(s)? . Yes, I wish to participate in hearing session(s)

Question 7a

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Because development at site 346 would be a major development on a sensitive site within the AONB and the green belt, we would wish to participate at the Examination Hearings to counter any representations which may be made at the hearing sessions on behalf of promoters of the site. In the event that none such are planned, we should not need to be heard.

Supporting Information File Ref No: SI_156

Comment

| | |
|--|--|
| Consultee | Strategic Planning () |
| Email Address | |
| Company / Organisation | Kent County Council (Planning and Environment) |
| Address | Invicta House County Hall MAIDSTONE ME14 1XX |
| Event Name | Pre-Submission Local Plan |
| Comment by | Kent County Council (Planning and Environment) (Strategic Planning -) |
| Comment ID | PSLP_2210 |
| Response Date | 04/06/21 16:56 |
| Consultation Point | Policy PSTR/BI 1 The Strategy for Bidborough parish (View) |
| Status | Processed |
| Submission Type | Email |
| Version | 0.4 |
| Files | Kent County Council-full representation.pdf |
| Data inputter to enter their initials here | KJ |
| Question 1 | |
| Respondent's Name and/or Organisation | Kent County Council (Growth, Environment & Transport) |
| Question 3 | |
| To which part of the Local Plan does this representation relate? | Policy |
| Question 3a | |
| Please state which paragraph number(s), Policy Number, or Policies Map (Inset Map number(s)) this representation relates to. | Policy PSTR/BI 1 The Strategy for Bidborough parish |

[TWBC: see attached full representation, which has been input against the following: Section 1 (PSLP_2164), Section 2 (PSLP_2168), Section 3 (PSLP_2169), Policies STR1 (PSLP_2170), STR2 (PSLP_2171), STR4 (PSLP_2172), STR5 (PSLP_2174), STR7 (PSLP_2175), STR8 (PSLP_2176), Section 5 (PSLP_2177), Section 5: Royal Tunbridge Wells (PSLP_2178), Policies AL/RTW1 (PSLP_2180), AL/RTW5 (PSLP_2181), AL/RTW7 (PSLP_2183), AL/RTW14 (PSLP_2184), AL/RTW17 (PSLP_2185), AL/RTW21 (PSLP_2187), STR/SO1 (PSLP_2188), AL/SO1 (PSLP_2190), Strategic Sites (PSLP_2192), STR/SS1 (PSLP_2193), STR/SS2 (PSLP_2195), STR/SS3 (PSLP_2196), STR/PW1 (PSLP_2199), AL/PW1 (PSLP_2200), STR/CA1 (PSLP_2201), AL/CRS1 (PSLP_2202), AL/CRS2 (PSLP_2203), AL/CRS3 (PSLP_2204), AL/CRS4 (PSLP_2205), AL/CRS6 (PSLP_2206), AL/CRS7 (PSLP_2207), STR/HA1 (PSLP_2208), PSTR/BE1 (PSLP_2209), PSTR/BI 1 (PSLP_2210), PSTR/BM1 (PSLP_2211), PSTR/FR1 (PSLP_2212), PSTR/GO1 (PSLP_2213), PSTR/HO1 (PSLP_2214), AL/HO1 (PSLP_2215), PSTR/LA1 (PSLP_2216), AL/LA1 (PSLP_2217), PSTR/PE1 (PSLP_2218), AL/PE4 (PSLP_2219), PSTR/RU1 (PSLP_2220), PSTR/SA1 (PSLP_2221), AL/SA1 (PSLP_2222), PSTR/SP1 (PSLP_2223), EN1 (PSLP_2224), EN3 (PSLP_2225), EN4 (PSLP_2226), EN5 (PSLP_2227), EN8 (PSLP_2228), EN9 (PSLP_2229), EN10 (PSLP_2230), EN12 (PSLP_2231), EN13 (PSLP_2232), EN14 (PSLP_2233), EN18 (PSLP_2234), EN19 (PSLP_2235), EN20 (PSLP_2236), EN25 (PSLP_2237), EN26 (PSLP_2238), H1 (PSLP_2239), H3 (PSLP_2240), H7 (PSLP_2241), ED1 (PSLP_2242), ED2 (PSLP_2243), ED3 (PSLP_2244), ED4 (PSLP_2245), ED5 (PSLP_2246), ED6 (PSLP_2247), Town, Rural Service, Neighbourhood, and Village Centres (PSLP_2248), Policies TP1 (PSLP_2249), TP2 (PSLP_2250), TP3 (PSLP_2251), TP4 (PSLP_2252), TP5 (PSLP_2253), TP6 (PSLP_2254), OSSR1 (PSLP_2255), Appendix 4 (PSLP_2256) and Evidence Base (whole Plan) (PSLP_2257)

Question 4a

If you consider that the Local Plan is not sound, please answer this question.

Do you consider that the Local Plan is not sound because:

Question 5

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to cooperate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

The County Council has set out its full response to the consultation in the attached Appendix. Comments are linked to relevant policies where appropriate.

Public Rights of Way

The County Council requests that the policy includes reference to the need for appropriate development contributions to be made towards improvements to the PRow network to provide Active Travel opportunities in the area.

Question 6

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Question 5 above. (Please note that non-compliance with the duty to cooperate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The County Council has set out its full response to the consultation in the attached Appendix. Comments are linked to relevant policies where appropriate.

Question 7

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

If your representation is seeking a modification to the Plan, do you consider it necessary to participate in examination hearing session(s)?

Question 7a

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

The County Council may wish to attend hearing sessions in respect of its statutory and non statutory functions.

Future Notifications

Please let us know if you would like us to use your details to notify you of any future stages of the Local Plan by ticking the relevant box:

Yes, I wish to be notified of future stages of the Local Plan