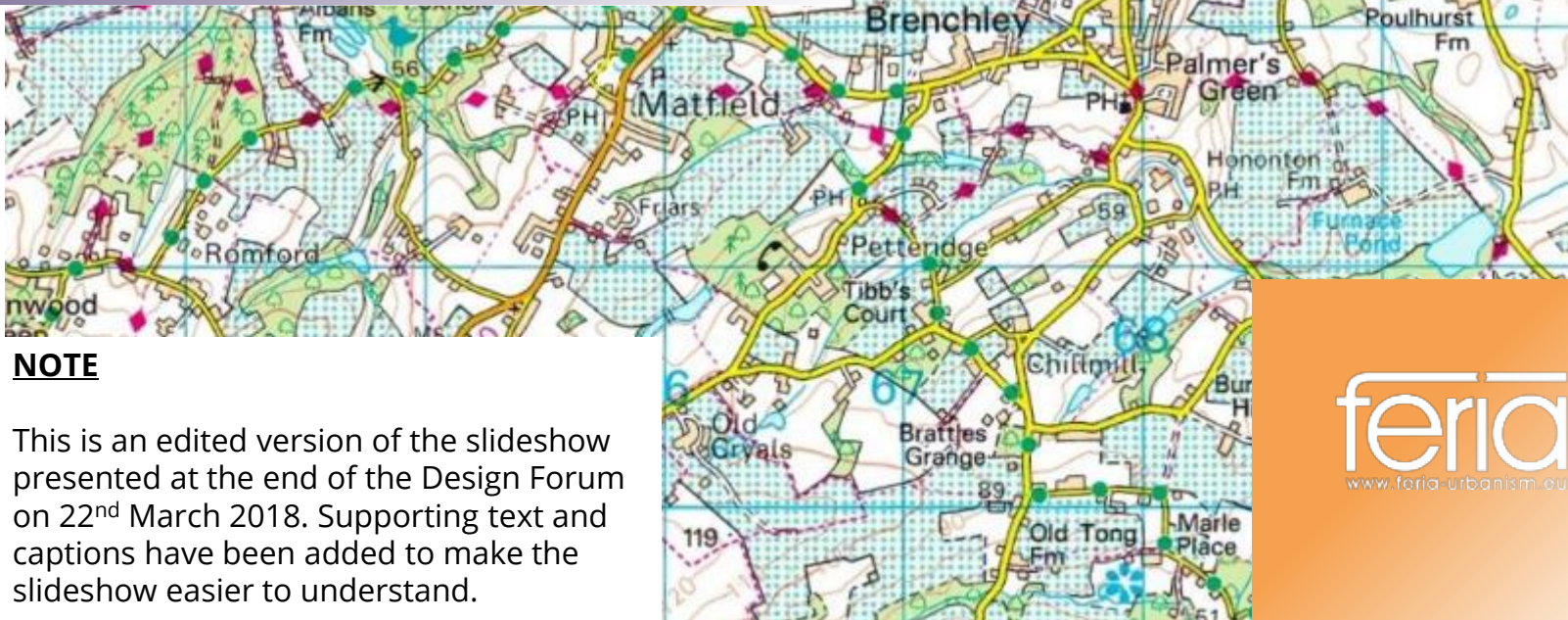


Brenchley & Matfield Neighbourhood Plan

22.03.18

DESIGN FORUM Final Presentation



NOTE

This is an edited version of the slideshow presented at the end of the Design Forum on 22nd March 2018. Supporting text and captions have been added to make the slideshow easier to understand.

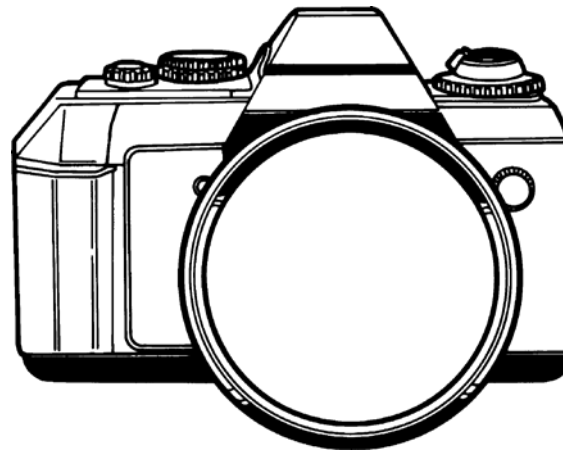
feria
www.feria-urbanism.eu

Thank you for taking part

Thanks were given by the Feria Urbanism team to all those who had taken part and contributed to the process over the last three days.



We will be
taking photos
& video...
is everybody
OK with this?



As had been the case throughout the event, a polite announcement was made that photos and videos would be taken. This was important to create a record of the activities, efforts and enthusiasm that goes into creating a neighbourhood plan.

Who are we?

Richard Eastham

Planning & Design

Anna Freiesleben

Architecture & Design

Alex Weston

Architecture & Design

Adam Stanford

Architecture & Design

Feria Urbanism; a small design practice
based in Bournemouth

This was the Feria
Urbanism team who
worked on the Design
Forum event.



Thank you!



**You have an
excellent
steering
group to
work with!**

Thanks were given by the FERIA Urbanism team to all the hard work from the Steering Group to organise the event.

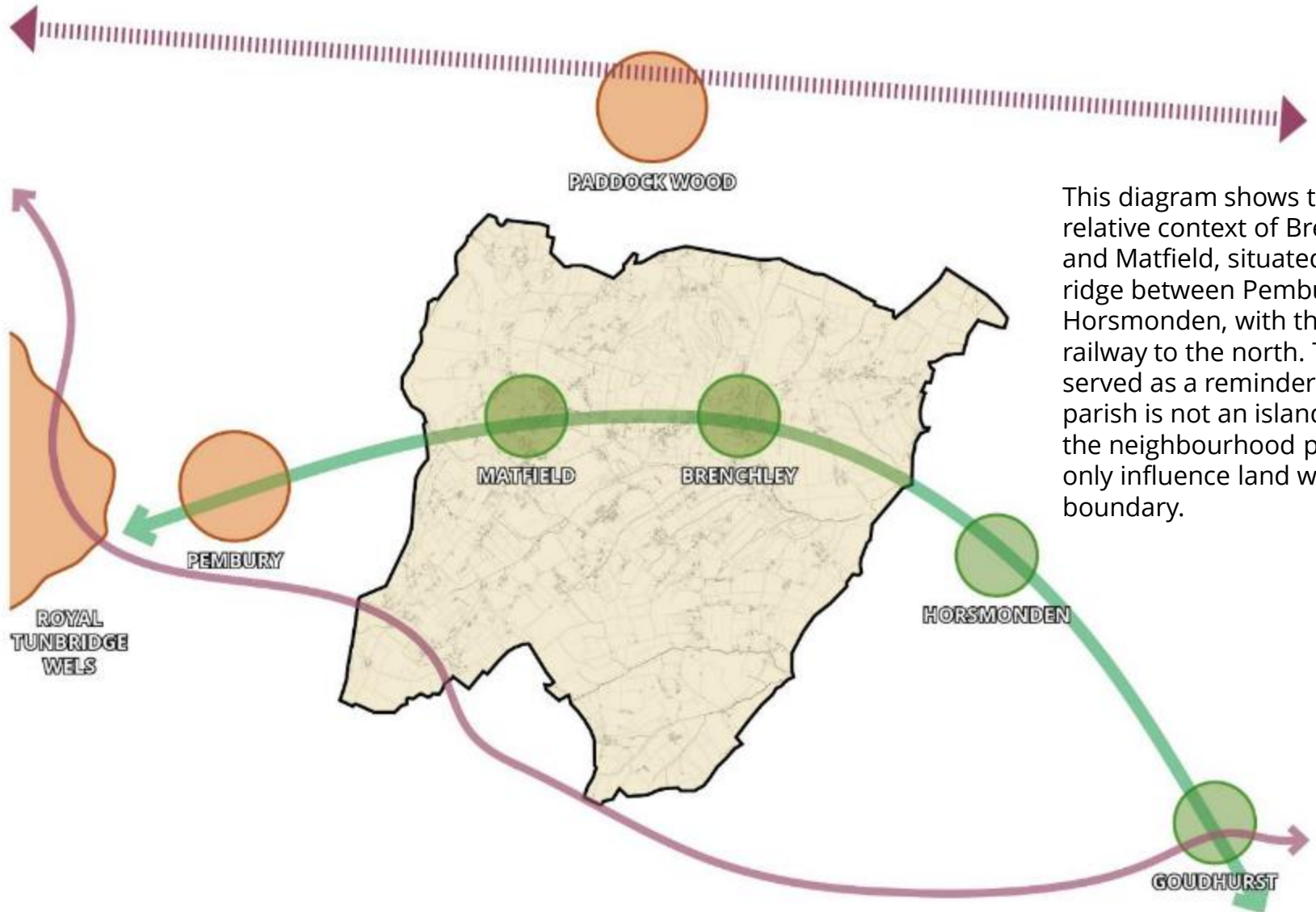
The last three days...

BRENCHLEY & MATFIELD NEIGHBOURHOOD PLAN THREE-DAY DESIGN FORUM draft programme

DAY ONE 20.03.18	SESSION 01 0930 — 1130 approx. <ul style="list-style-type: none"> • OPEN of formal sessions • Review Village Visioning events • Presentation of received position statements • Agree the local areas of the next few days 	SESSION 02 1130 — 1230 approx. <ul style="list-style-type: none"> • Strategic mapping exercise, a facilitated group work exercise • Shared feedback to inform the scope and detail of the afternoon site visits 	SESSION 03 1330 — 1530 approx. <ul style="list-style-type: none"> • Group site visits • Make sketches, annotations and take photographs of the likely areas of change • FERIA Urbanism facilitator to accompany each site visit group 	SESSION 04 1530 — 1600 approx. <ul style="list-style-type: none"> • Shared feedback session • Review findings of the site visits • Agree next steps • CLOSE of formal sessions 	SESSION 05 1800 — 2000 <ul style="list-style-type: none"> • OPEN STUDIO SESSION • Venue open for the public to come and see the first day results • FERIA Urbanism team continue to prepare for the following day
DAY TWO 21.03.18	SESSION 06 0930 — 1100 approx. <ul style="list-style-type: none"> • OPEN of formal sessions • Review of Day One outputs • Presentation of first concept plans and ideas 	SESSION 07 1100 — 1230 approx. <ul style="list-style-type: none"> • Group review of the draft concept plan using a set of "what if?" scenarios (to be agreed) • Shared feedback session 	SESSION 08 1330 — 1530 approx. <ul style="list-style-type: none"> • Task groups formed (to be agreed) to review aspects of the concept plan • Site visits to explore certain details and test specific ideas 	SESSION 09 1530 — 1600 approx. <ul style="list-style-type: none"> • Shared feedback • Review findings of the site visits • Agree next steps • CLOSE of formal sessions 	SESSION 10 1600 — 2000 <ul style="list-style-type: none"> • OPEN STUDIO SESSION • Venue open for the public to come and see the second day results • FERIA Urbanism team continue to prepare for the following day
DAY THREE 22.03.18	SESSION 11 0930 — 1030 approx. <ul style="list-style-type: none"> • OPEN of formal sessions • Review of first two day's outputs and drawings • Presentation of second concept plan and ideas 	SESSION 12 1030 — 1130 approx. <ul style="list-style-type: none"> • Group reviews • What still needs attention? • Shared feedback session • Final task groups formed (to be agreed) to drill down into areas of detail 	SESSION 13 1130 — 1600 approx. <ul style="list-style-type: none"> • Site visits (to be agreed) for final photos and analysis • Desktop research for final images, facts and figures etc • CLOSE of formal sessions 	SESSION 14 1600 — 1900 approx. <ul style="list-style-type: none"> • FERIA Urbanism team busy with the final presentation preparation 	SESSION 15 1930 — late <ul style="list-style-type: none"> • OPEN PUBLIC MEETING FOR THE FINAL PRESENTATION • FERIA Urbanism team present final results of (to be followed by questions and answers) • FORMAL CLOSE OF DESIGN FORUM

This was the programme that was used to keep building the common ground and move towards the key ingredients of a neighbourhood plan.

Strategic Location



This diagram shows the relative context of Brenchley and Matfield, situated on a ridge between Pembury and Horsmonden, with the railway to the north. This served as a reminder that the parish is not an island, but the neighbourhood plan can only influence land within its boundary.

ferio

James O. Williams

James O. Williams

Session 1: June 10-11, 2013

— *Frank Delaney*

11. *Journal of the American Medical Association*, 279:1225-1226 (1997).

R. L. C. LEMAY [✉]



2007

Brentley & Maitland Neighbourhood Plan

ERIC Environmental Resource Information Centre

One, St. Pauls, 145 St. Andrew, Douglas, BA11 1JY

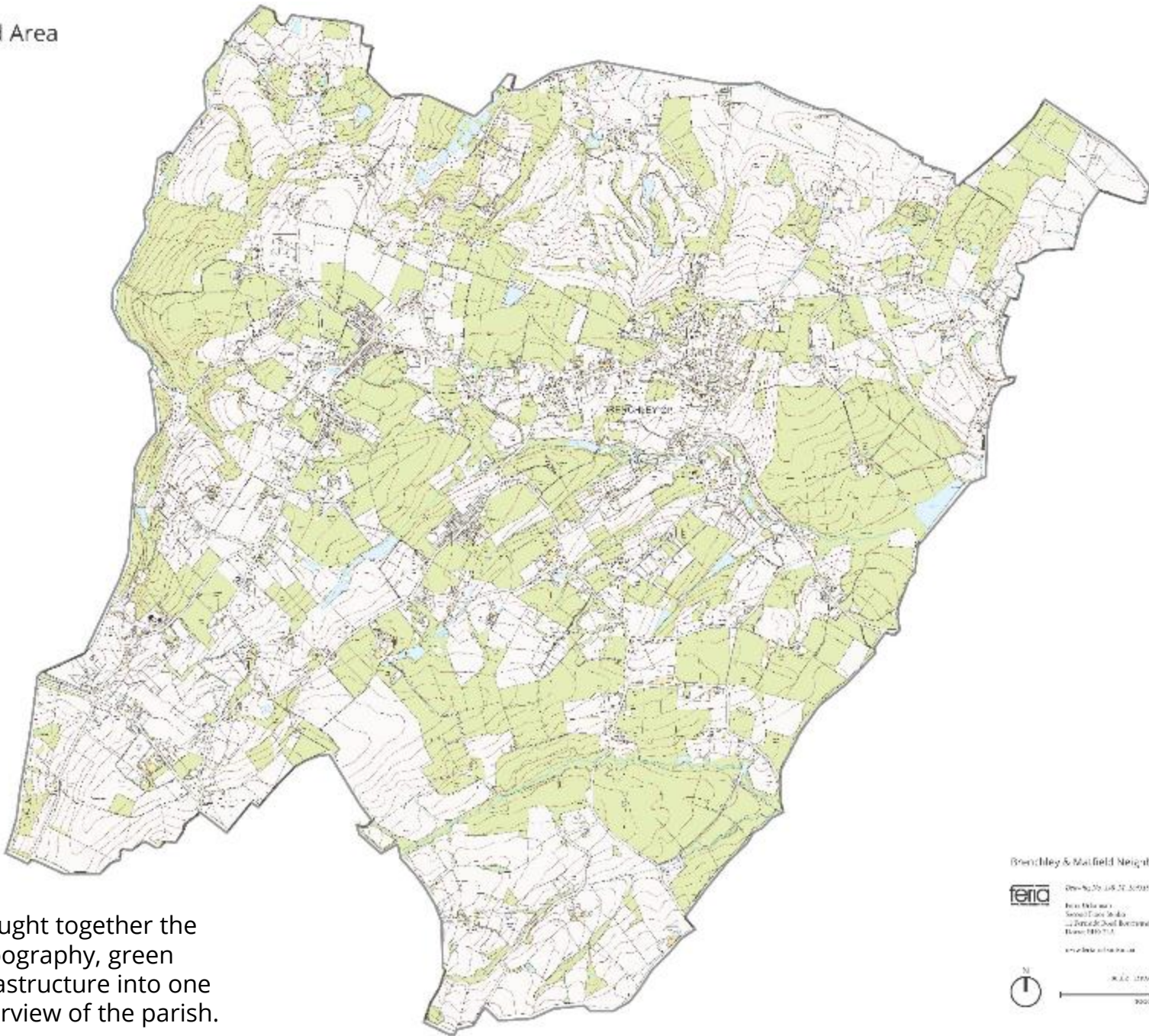
Eric Maitland
Senior Town Planner
— Formerly South Dorset District Council
Phone: 01303 71111
eric.maitland@erica.co.uk

0 1000 FT

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Neighbourhood Area



This map brought together the buildings, topography, green and blue infrastructure into one complete overview of the parish.

Brexley & Matfield Neighbourhood Plan



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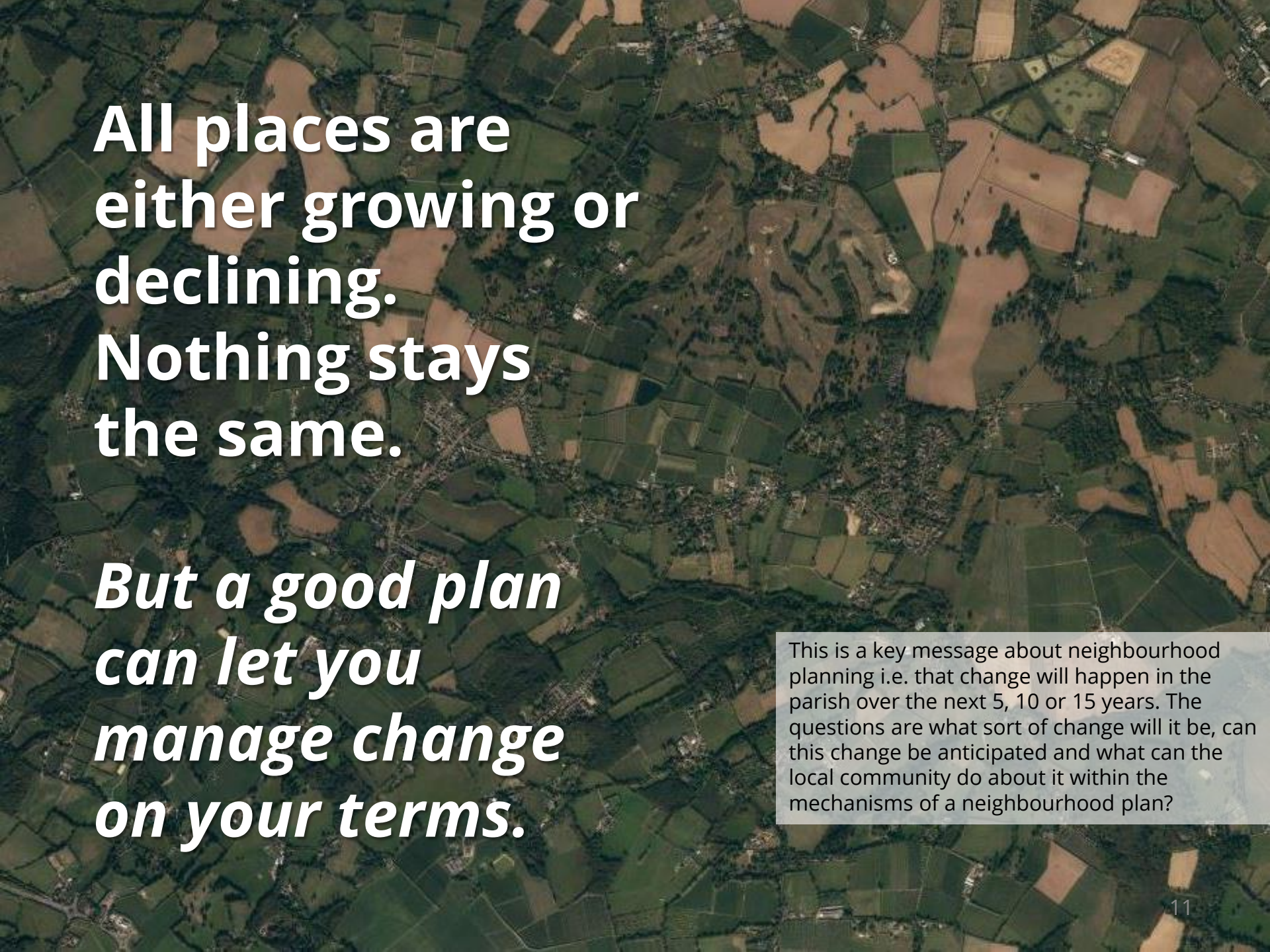
Brexley & Matfield
Neighbourhood Plan
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**All places are
either growing or
declining.
Nothing stays
the same.**

***But a good plan
can let you
manage change
on your terms.***

This is a key message about neighbourhood planning i.e. that change will happen in the parish over the next 5, 10 or 15 years. The questions are what sort of change will it be, can this change be anticipated and what can the local community do about it within the mechanisms of a neighbourhood plan?

- Localism Act
- National Planning Policy Framework (NPPF)
- “Plan for Growth”

This is the background to neighbourhood planning. It was introduced through the 2011 Localism Act and came into force in April 2012. The neighbourhood planning process is also enshrined through the National Planning Policy Framework (NPPF).

Neighbourhood Development Plans

- Set policies to determine planning applications
- Set out where new development should be located
- Define the quality of development that will be expected for the area

This list explains what neighbourhood plans can achieve.

National Planning Policy Framework (NPPF)

Paragraph 31 of the new NPPF (published just two weeks ago!)

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”

The National Planning Policy Framework is clear that neighbourhood planning requires a “shared vision” and that it is about delivering “sustainable development”. Both of these aspects were at the heart of the two days in Brenchley Parish.

Who's in charge?

If there is a parish or town council, they take the lead, but....

This process was explained to the group.
In the jargon, the parish or town council is the
“qualifying body” with the authority to
“prepare” the neighbourhood plan...

Who's in charge?

...this will be your plan full of your ideas about your place!

*There is a local referendum
at the end of the process*

...but the contents need to be full of ideas from local residents. This is because there will be a local referendum at the end of the process.

This is a work in progress!

This slideshow is based on work undertaken
over the last...

72 hours

...in this room and out around Brenchley and
Matfield. So the ideas are sketchy, not
necessary accurate and certainly not final.

It was made clear from the outset that the presentation contained work that was sketchy and certainly not final in anyway. These were ideas that deserve further testing and interrogation.

“Make no small plans. They have no magic to stir men’s blood!”

A few quotes were used to inspire people. Nobody is suggesting skyscrapers for Brenchley and Matfield(!) but plans need to be exciting and engaging if they are to involve enough people to help create that shared vision as required by the NPPF.

Daniel Burnham
Chief Planner for Chicago
1893.

***“Be bold but
don’t be reckless!”***

Steve Quartermaine
Coalition Government’s Chief Planner
2011.

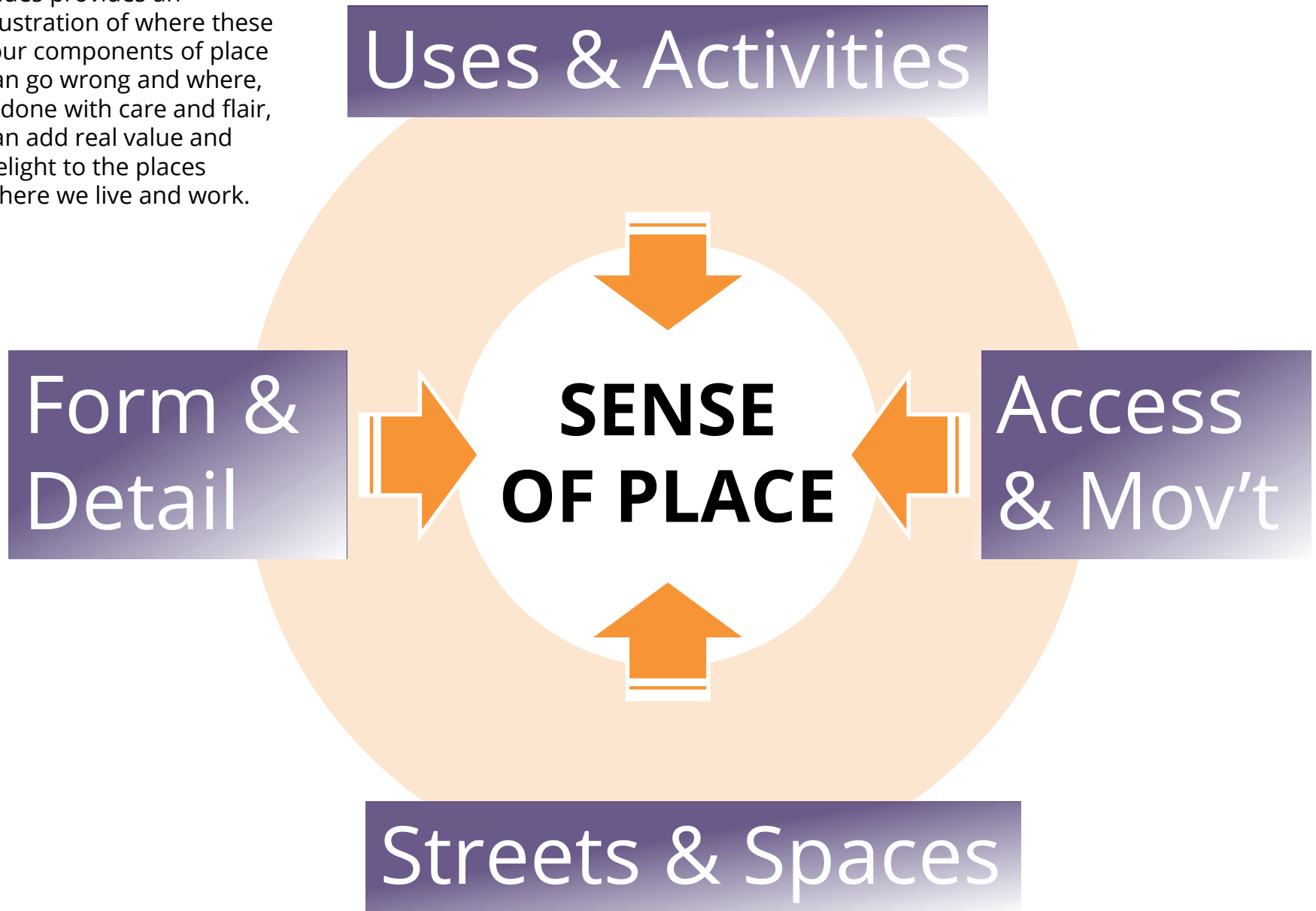
Meanwhile, if neighbourhood plans are to deliver the sustainable development people need and have the support of the wider community, they need to be considered, reasonable and realistic in what they propose.

But plans should also engage an often sceptical public that might not otherwise be interested in planning and design matters.

“A lot of neighbourhood plans can be boring, wordy documents”

Hank Dittmar, Prince's Foundation
for the Built Environment.
2015.

The following sequence of slides provides an illustration of where these four components of place can go wrong and where, if done with care and flair, can add real value and delight to the places where we live and work.



Uses & Activities



This is where planning has gone wrong in the recent past:

By zoning and separating the different land uses, e.g. schools, houses, shopping and leisure, towns and villages can become fragmented and disconnected. See diagram, left.

This fragmentation can result in frustrated movement patterns, with circuitous pedestrian routes, often using narrow and poorly-lit cut-through paths.

These types of layout deter easy walking and so more people are inclined to drive to places that are only a short distance away.

This leads to more cars on the road, which is a further deterrent to pedestrian movement. And so on...

Uses & Activities



This type of layout (left) is how we have traditionally built towns and villages. Compact and mixed-use, often clustered around a cross-roads.

By placing the services that people need, e.g. schools, shops and other daily activities in a single, central and highly accessible place, they can be reached by more people, more often. This location is often easy to reach on foot or by bicycle and linked trips are possible e.g. shopping, the school run and other activities possible from a single journey.

Surrounding this mixed-use heart is a range of residential areas, all linked together by a connected grid of streets and lanes that allow choice of movement.

Access & Movement



Access & Movement



(Northampton) A better way to accommodate the car is through discreet courtyards with gravel surfaces, tucked away in between houses. This technique provides parking space but the car does not dominate the village scene, remaining appropriate for the rural setting.

In the 20th Century, being "modern" meant bringing cars into cities.

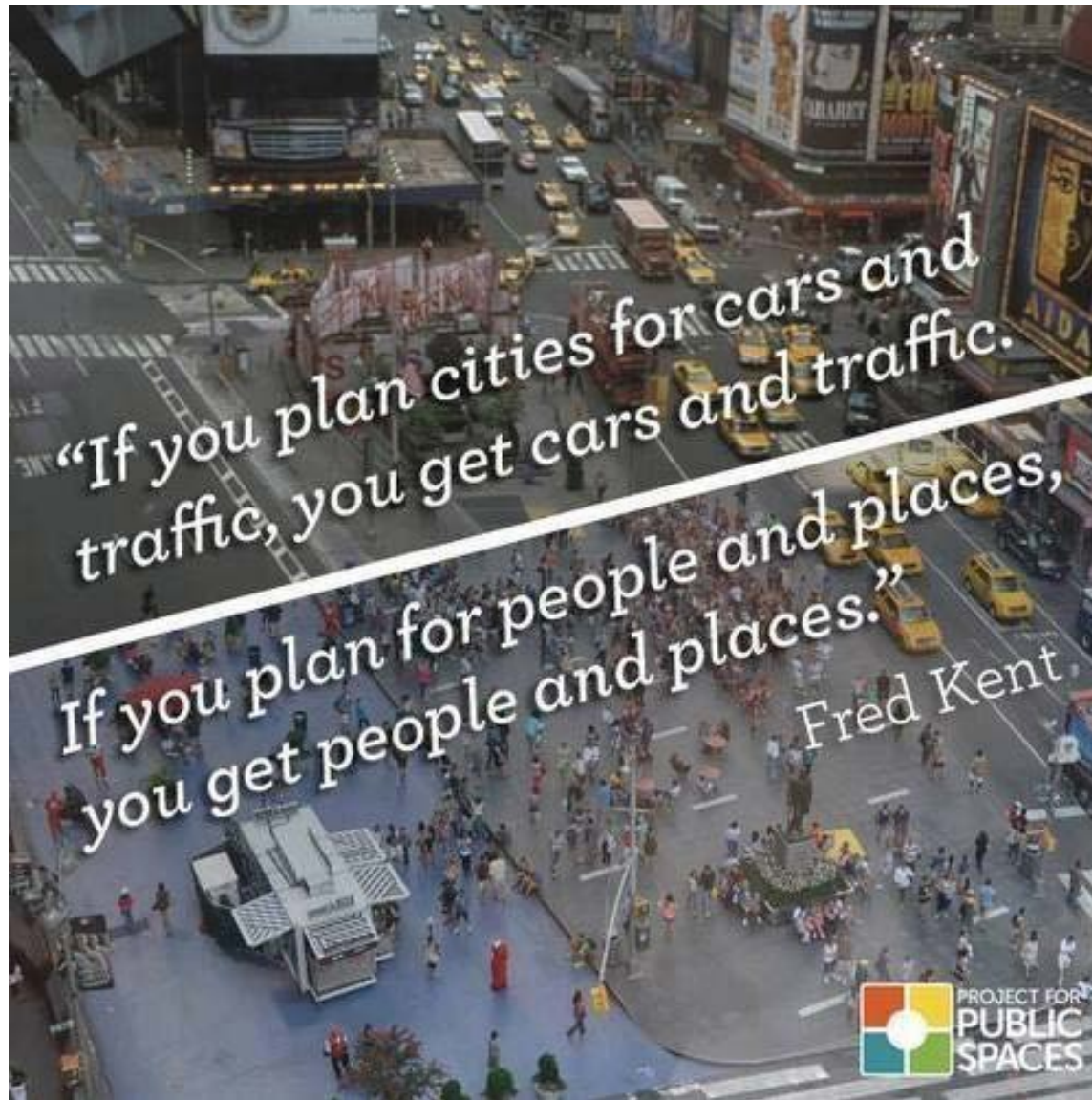


The arrival of the motorcar made a significant impact upon the planning profession.

**In the 21st Century it means
keeping them out.**



Today, lots of work is needed to rebalance the priority of vehicular traffic and pedestrians.



This is New York, the scale is different (!) but the principle still applies to the Brenchley Neighbourhood Plan.

Streets & Spaces



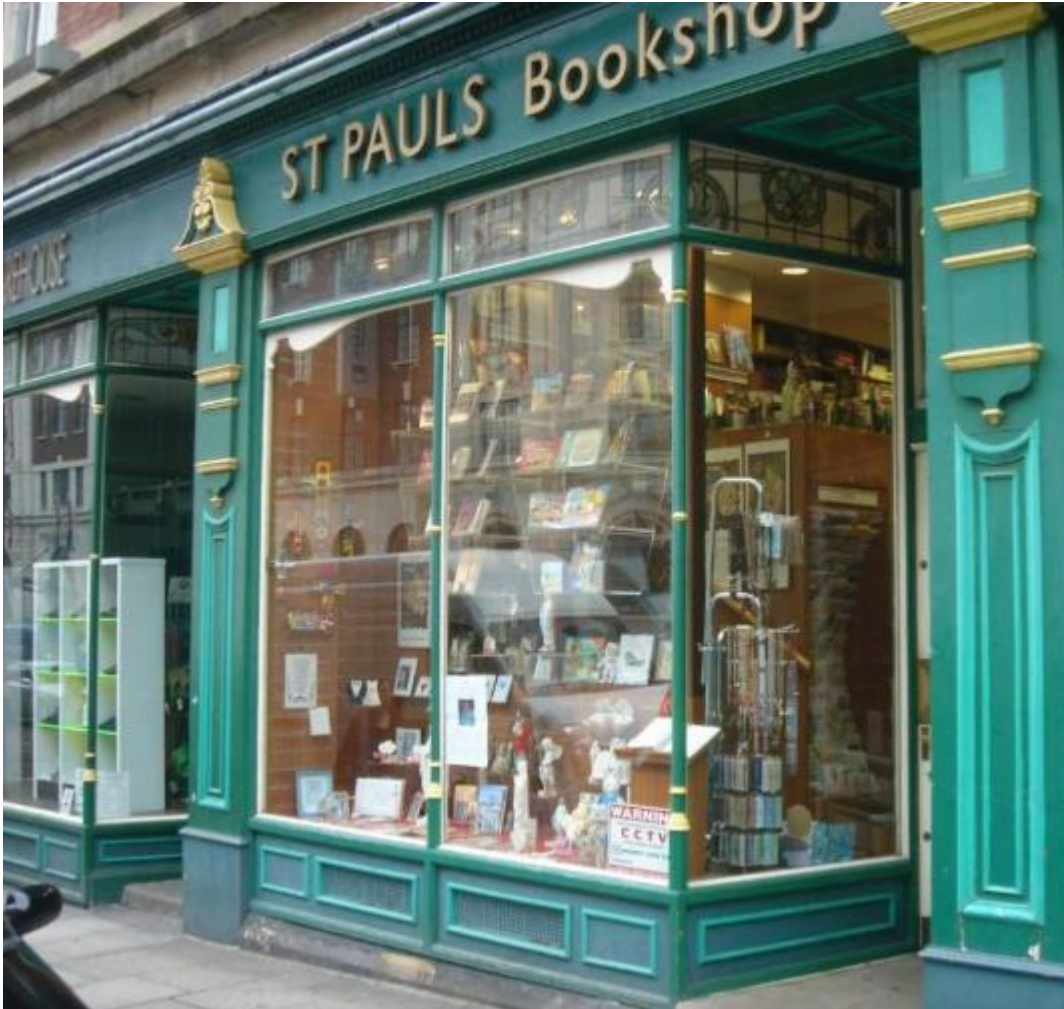
(South Gloucestershire) Landscape architects can design attractive places but often without a clear idea about how it will be used and by who. It seems a real shame that this space cannot be used for children's games. Why is this? It appears sterile and uninviting. Yet this was designed and paid for at significant cost. More people using public spaces more often makes them feel safe and lived in.

Streets & Spaces



(Marshfield, Cotswolds) The design of streets and spaces can make a difference to how we feel about places. Here, a neat row of setts down the centre of the lane creates a safe drainage channel and keeps the edges free for easy pedestrian movement. No white or yellow paint keeps the place feeling fresh and more suited to a village environment.

Form & Detail



(Bristol) Architects can design attractive and beautiful buildings that add life and colour to the street scene. Here, a wonderful shop front adds to the colour and vibrancy of the street. Not all such architecture need be traditional or old-fashioned in its style and form, however...

Form & Detail



(Madrid) ...here, a toy shop has two doors, one for adults and one for children!

The form is strikingly modern and very colourful and not necessarily appropriate for a rural village, but it demonstrates that architecture can be fun, cheerful and bright and that it can and should cater for different ages groups.

Form & Detail



(Rotterdam) Architects sometimes forget that pride of place and personalisation are important aspects to where people live. This residential scheme appears more like an industrial development. It leaves little room for personalisation or individuality.

Form & Detail



(Rotterdam) Even the doors are "featureless" using special secret hinges and no handles!

Form & Detail

(Rotterdam) But people like to express themselves through their homes and here a resident has made an effort to make a house a home... much to the annoyance of the architect no doubt!



Parish Plan



The Neighbourhood Plan is not starting from scratch – it will draw upon the valuable work already completed for the Parish Plan.

Parish Plan

"Make it easier for old folk to meet up on a regular basis"

"Improve and support the community links between the two villages, and keep our identity and rural heritage"

"We need to provide a greater mix of housing, attract younger generations and provide alternatives for older residents who might move from family houses"

"Need better post offices, replace lost post boxes, better internet speeds"

Here are some of the quotes from the Parish Plan. These opinions are important to take into consideration.

Visioning Events a few weeks ago...



Two community design workshops were held in Brenchley and Matfield in February 2018. Participants discussed their views on the parish through a series of tasks, to contribute to the neighbourhood planning process.

Visioning Events a few weeks ago...



Participants put themselves in the shoes of different demographic groups and considered their experiences of living in the parish.

Visioning Events a few weeks ago...



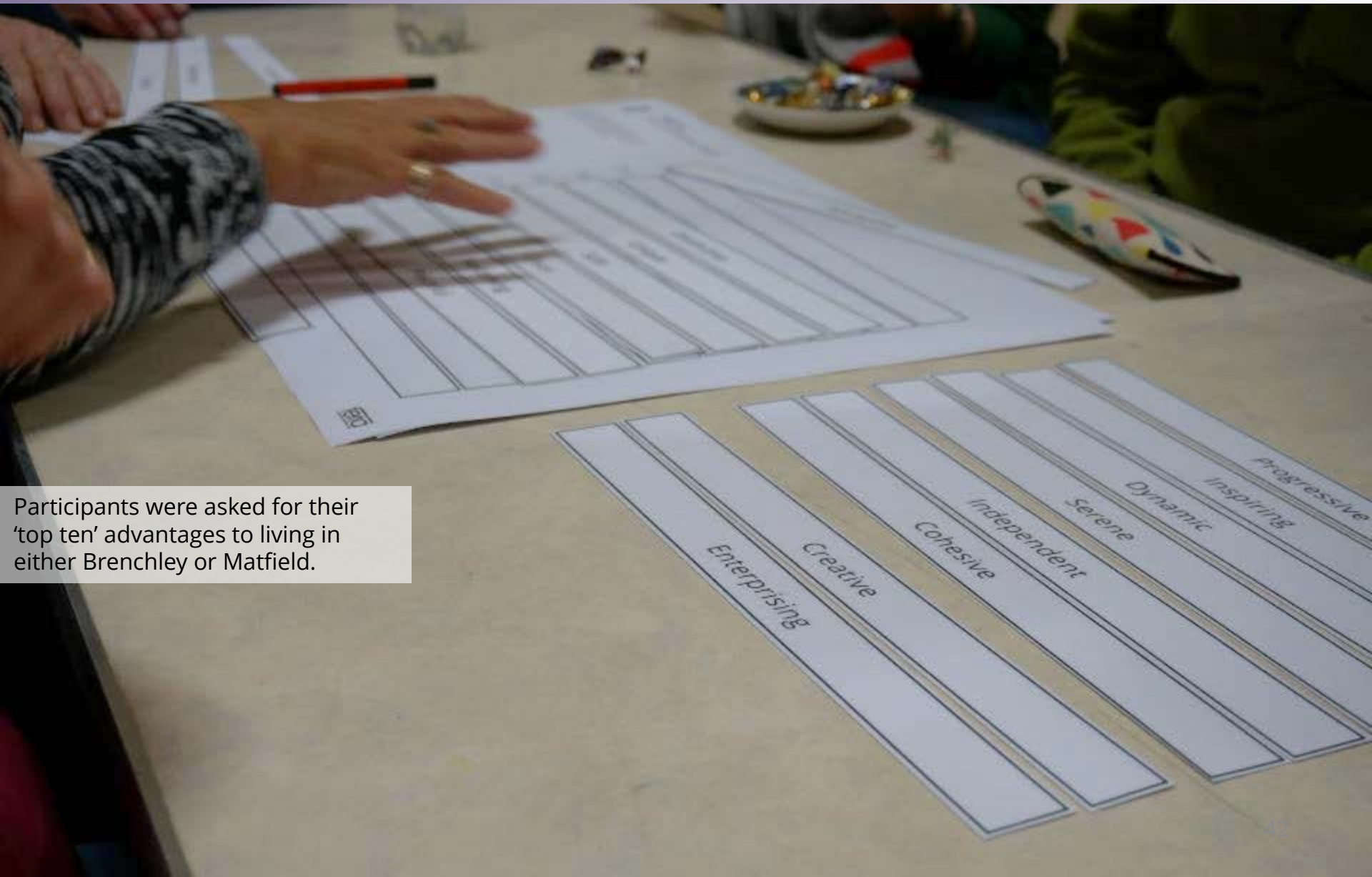
Participants studied the existing architecture of the parish.

Visioning Events a few weeks ago...



Participants considered where development could potentially be located and where it should not.

Visioning Events a few weeks ago...



Participants were asked for their 'top ten' advantages to living in either Brenchley or Matfield.

Top Ten Qualities

Brenchley

1. Attractive
2. Peaceful
3. Friendly
4. Green
5. Distinctive
6. Safe
7. Welcoming
8. Clean
9. Rural
10. Unique

Matfield

1. Green
2. Attractive
3. Safe
4. Friendly
5. Peaceful
6. Welcoming
7. Distinctive
8. Clean
9. Independent
10. Unique

These were the top ten qualities averaged from all group results from the workshop events.

Top Ten Challenges

Brenchley

1. Traffic
2. Housing Growth
3. Shops
4. Super-Fast Broadband
5. Countryside Protection
6. Non-School Youth Opportunities
7. Architectural Quality
8. Opportunities for Seniors & The Retired
9. Leadership & Volunteering
10. Employment Space – workshop/industrial






Matfield

1. Traffic
2. Countryside Protection
3. Housing Growth
4. Super-Fast Broadband
5. Opportunities for Seniors & The Retired
6. Shops
7. Sports & Leisure Provision
8. Non-School Youth Opportunities
9. Affordable Housing Growth
10. Rail Services

Meanwhile, these were the top ten challenges averaged from all group results from the workshop events.

Architectural Response

Matfield

Reference Code / Image	Like	Reasons Given	Dislike	Reasons Given
	1	Weatherboarding white in local style – peg tile roof		
			3	Boring 60's
	1	Smaller more affordable for local young adults. Beautiful design		
	1	Lovely colour brick		
	4	Affordable. Looks good Like Kentish weatherboarding – windows in proportion – modern sympathetic to local style Good example of modern architecture in keeping. Higher density For a more modern build in keeping with village design – more affordable type of housing		

Brenchley

Reference Code / Image	Like	Reasons Given	Dislike	Reasons Given
	1	Traditional beautiful historic – represents village		
	1	Like this but needs parking		
	1	Low density good quality materials		
			1	Bad extension – weather board OK
			1	Terrible use of materials and fenestration
	1	Georgian simplistic design – nice recesses		

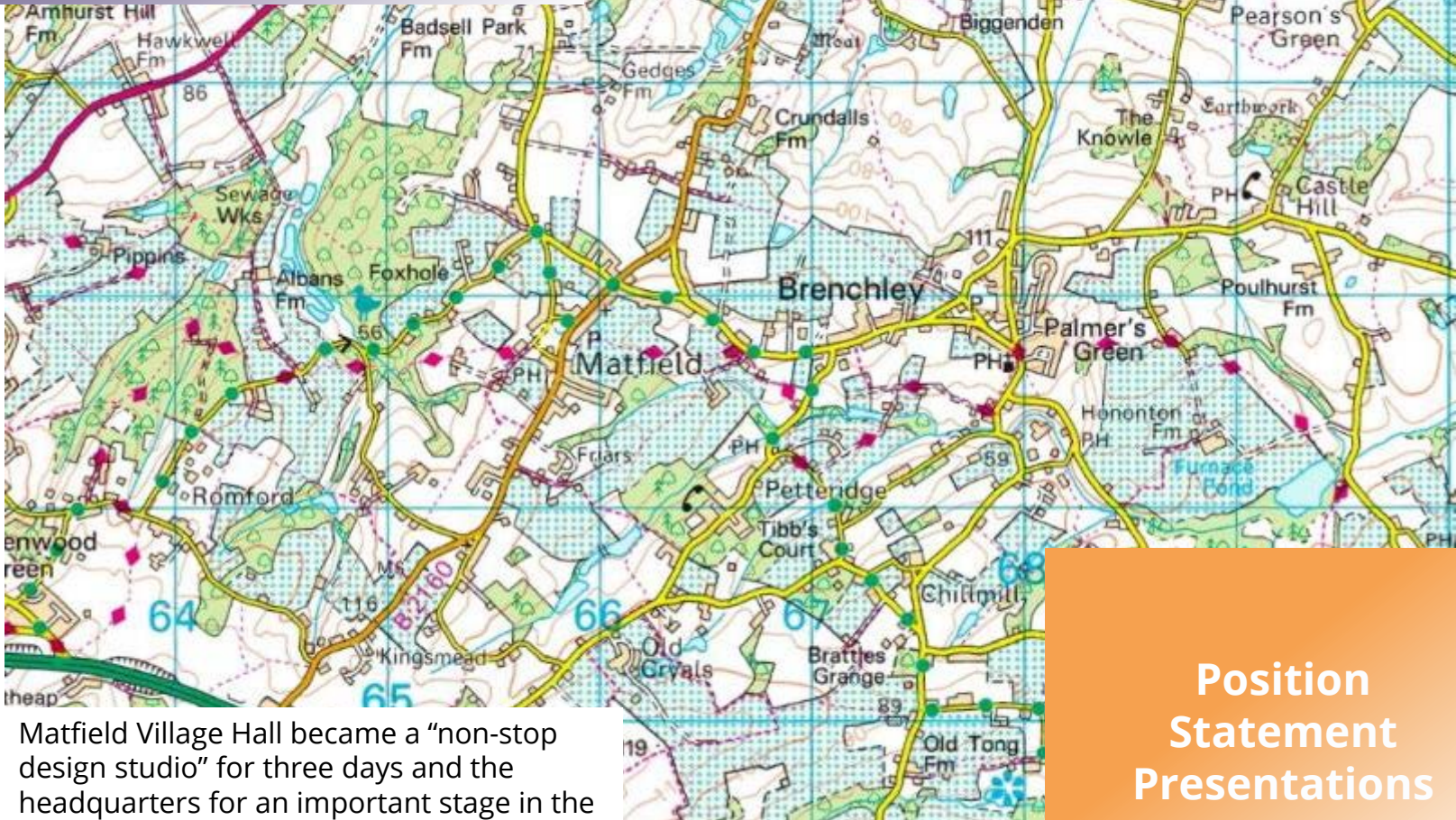
The results of people's architectural likes and dislikes was combined into table for future reference.

All the results are now available

www.bandmnp.com

This is the official Neighbourhood Plan website for Brenchley and Matfield was plugged, where all materials can now be found.

Day 1 Morning



Matfield Village Hall became a “non-stop design studio” for three days and the headquarters for an important stage in the development of the neighbourhood plan.

**Position
Statement
Presentations**

19 statements received, 15 presented on the day lots of common ground



The event began with presentations from different interest groups and individuals from the parish. The following slides summarise their positions.

Brenchley & Matfield Primary – Year 6 Children



- Need new school & communal spaces
- Focus on sports, recreation, nature, cycle paths
- Want local work experience opportunities

Brenchley & Matfield Primary – Governors



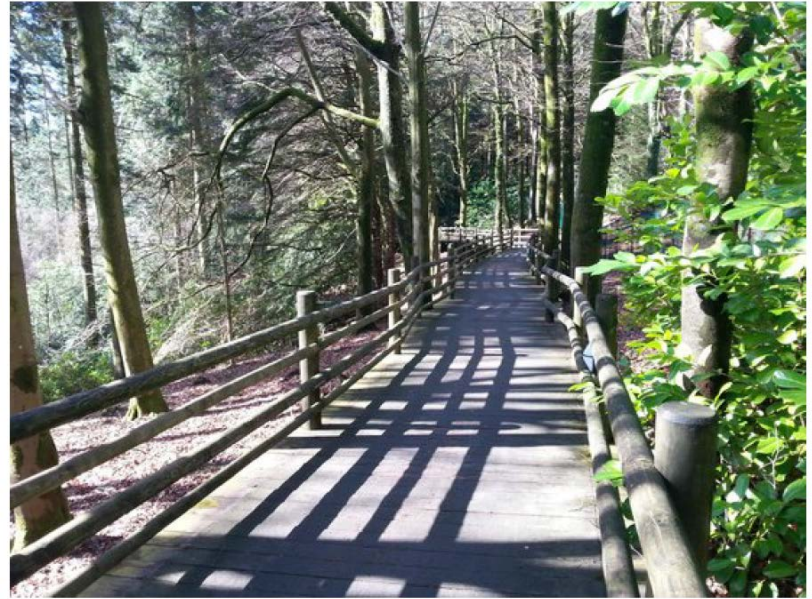
- Current building in disrepair, need new school
- CIC set up to develop school site (Brenchley 21)
- Invested in future of village's children
- Selling school site for housing to raise money
- New site: south of Brenchley Road inc. pitch

Brenchley & Matfield Primary – Governors



This is the land proposed for the new school and sports pitch, south of Brenchley Road.

Graeme & Karen Stevenson



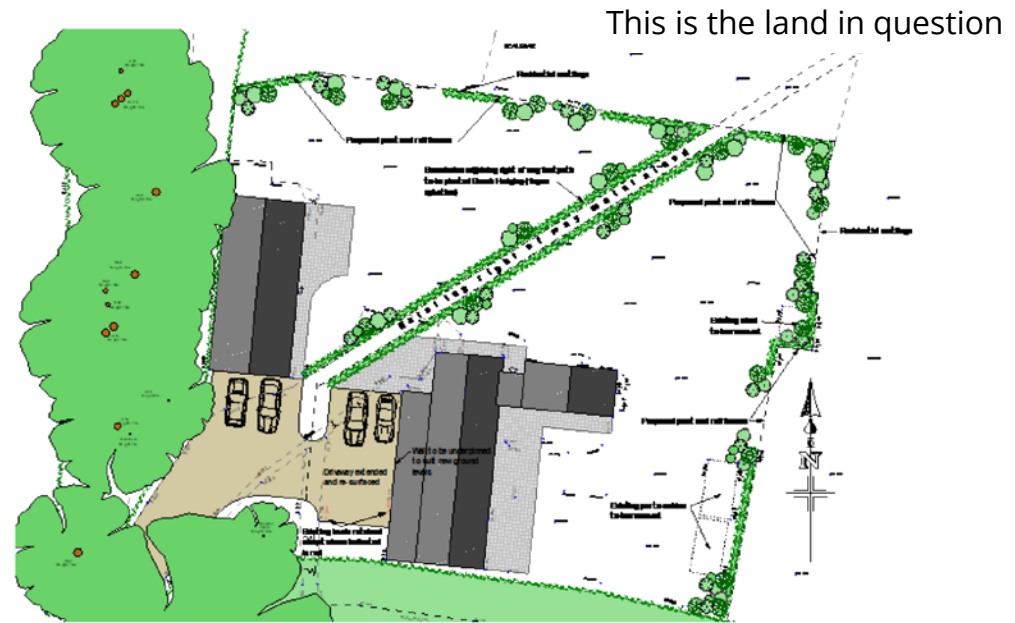
- New development must respect AONB & conservation areas in its design & layout
- More housing = traffic issues; improve buses etc
- Commercial premises need investment
- Safe pedestrian & cycle link needed between Brenchley & Matfield

Gray's Café



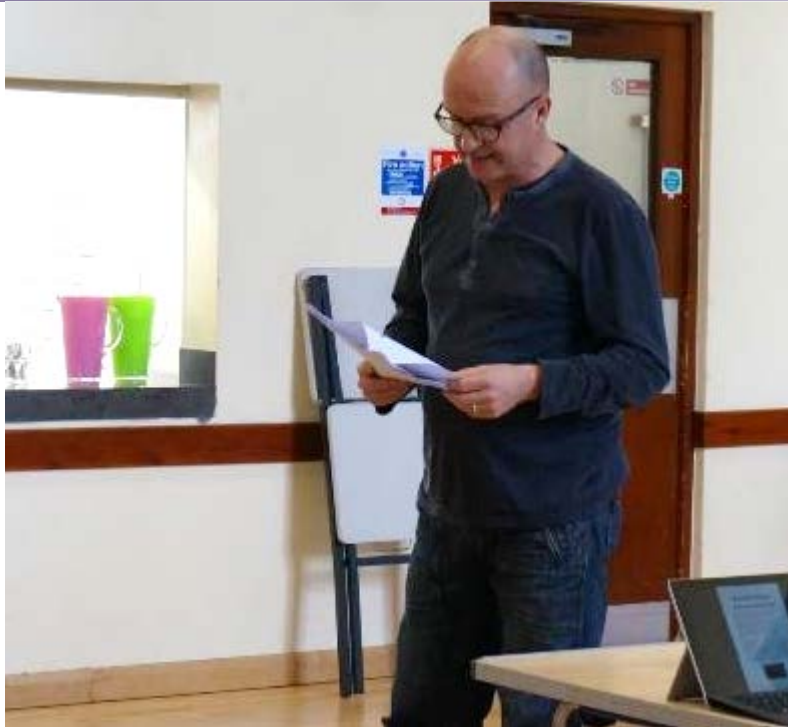
- Supports adults with mild learning difficulties & mental health issues; buys local produce
- Keeps prices low to retain villagers' support
- Looking into a delivery service for elderly
- Integral part of community; warm & friendly; benefits from passing trade

Regalpoint Homes



- Site east of Gedge's Hill, 0.8ha, currently MOT workshop which aims to relocate
- Planning permission for housing = refused due to loss of economic use, but no demand for current use
- Council doesn't have 5 year housing land supply
- Conversion of existing buildings; access issues?

Brenchley Eagles Football Club



- Lifetime friendships made over bacon baps at Gray's;
- sense of community in forming group
- Club has progressed & joined leagues
- Fundraising for club with Brenchley's Got Talent
- Need more pitch space & picnic tables

Campaign for Protection of Rural England



- Retain beautiful countryside – promote brownfield development to limit urban sprawl
- Accept need for more development but limited
- Advocates higher density housing
- Bungalows waste land & don't remain as such

Matfield Green Cricket Club



- Traditional non-league village cricket, all ages
- Sportsmanship & English culture, community
- Visible site draws in passers by
- Tours around world but club stays small
- Promotes harmonious way of life

Jane Buckley & Paul Spedding



- Aim to think more creatively about social & economic sustainability, e.g. affordable housing
- Zero carbon homes; local materials; charging points for e-vehicles; reuse of water; retrofit
- Reduce car use; traffic calming; food growing
- Involvement with schools; energy scheme



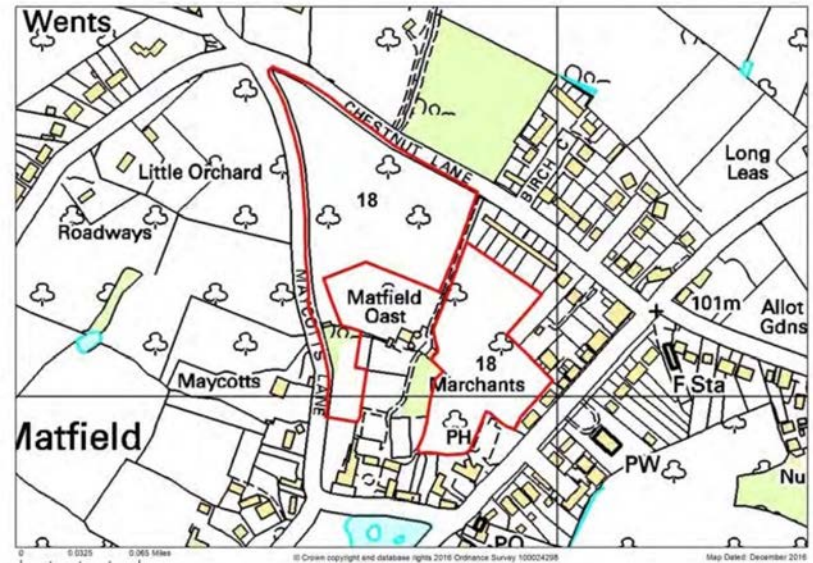
- Planning permission for 20 dwellings in Matfield
- “Fabric first” - high thermal mass; sensitive to context; SUDS; attenuation pond; open space; affordable housing; smaller units; ecological enhancement with Natural England
- Open to suggestions from community

John Watson, Ruth Baker, Mike Crotaz



- Development & amenities must be distributed throughout parish, inc. affordable housing & perhaps sheltered & key worker housing
- Need better connections between villages; retain rural feel – Matfield Green; small sites
- Traffic issues – developers to fund calming?
- Infrastructure needs improvement

Hand Consultancy



This is the land in question, at the centre of Matfield

- Matfield House orchards & land; infill; backland; adjoins existing residential properties
- Respects CA boundary; enclosed; no PROWs
- Developable area = 2.85ha; potential for up to 80 dwellings; landowner = flexible on mix
- Delivers proportionate growth; sustains local services; alternative to large scale greenfield



- Concern over supply of affordable housing
- Options – key workers; local teachers & nurses
- Smaller sites may not provide any affordable – wants to lobby for reduction in threshold
- Rural exception sites with generous landowner could be taken over by housing association



- We are custodians of land & should pass it on in better condition to the next generation
- Small sites; energy options; affordability; quality design; prevent lorries passing through; need to encourage small businesses – WiFi etc; children's playground needed in Matfield; link B&M

19 statements received, 15 presented on the day
lots of common ground



www.bandmnp.com

All the received position statements have been uploaded to the Neighbourhood Plan website for Brenchley and Matfield.

Day 1 Afternoon



Workshop

After all the presentations, the participants split into groups to study some key areas of focus.

Drawing up the points of discussion...



The groups used maps to draw up their views on the morning's presentations.

Group 1



Group 1 shared their views on potential changes within the parish.

GROUP 01

DAY 01 AFTERNOON

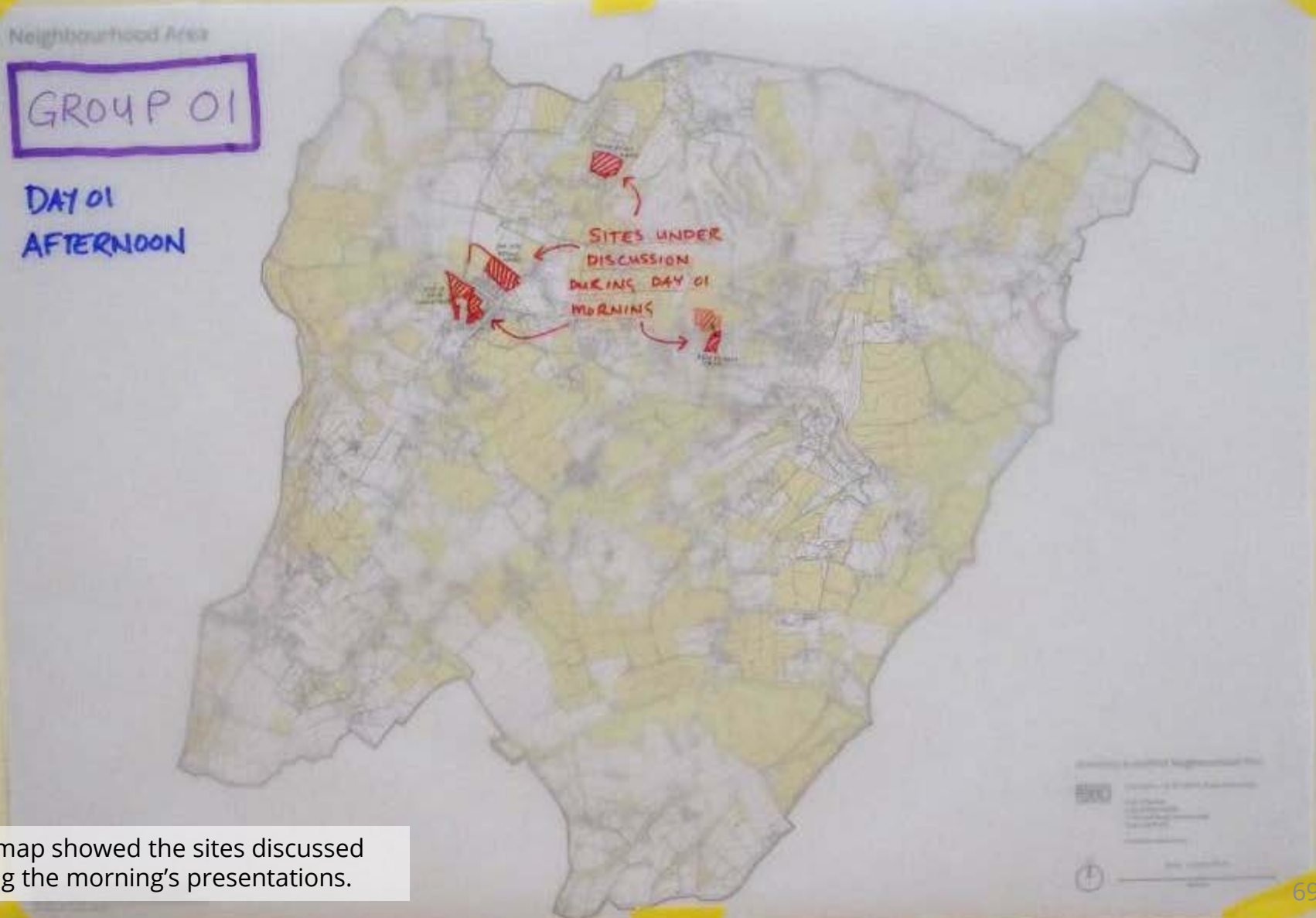


Key Messages

- Add missing links to existing footpath network
- Speed restriction on approaches to villages will have wider benefits

This map showed an improved cycle and footpath, and speed restrictions.

Group 1



This map showed the sites discussed during the morning's presentations.

Group 2



Group 2 shared their views on potential changes within the parish.

Group 2

Neighbourhood Area
GROUP 02

DAY 01
AFTERNOON



Key Messages

- Green gap between settlements
- Cinderhill too remote for housing development?

This map highlighted a retained 'green gap' between Brenchley and Matfield.

Group 2



Key Messages

- Compact settlement pattern for Matfield
- Understand nature of the green approaches
- Partial development of large site to east of Matfield?

This map highlighted the desire for compact settlements.

Great news!



I'm a
grandad!

Welcome to
baby Oliver!

Ian received some great
news during the workshop!

Discussing contemporary architecture

architectural assessment

A group of people, including men and women of various ages, are seated around a long table in a room with a wooden door and some posters on the wall. They are looking at and discussing architectural postcards and photographs spread out on the table. One man in the foreground is holding a postcard, while others are looking at it or at other materials on the table. There are also some cups and pens on the table.

The groups looked at postcards of contemporary architecture, following the study of local traditional architecture at the February design workshops.

Discussing contemporary architecture

architectural assessment

The groups looked at postcards of contemporary architecture, following the study of local traditional architecture at the February design workshops.

Discussing contemporary architecture

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Discussing contemporary architecture

architectural assessment

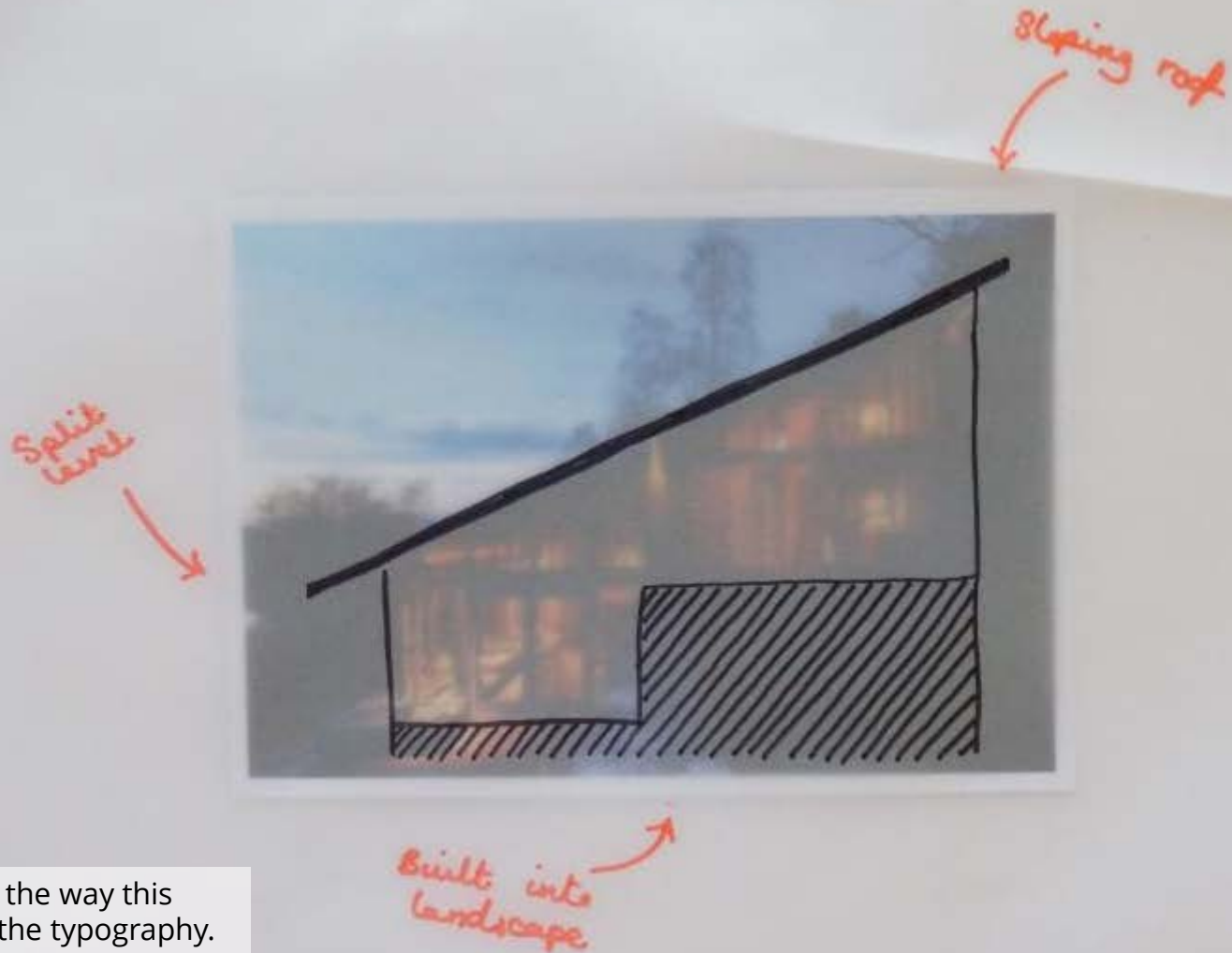
The groups looked at postcards of contemporary architecture, following the study of local traditional architecture at the February design workshops.

Features that should inform the future parish



Certain aspects of the designs which appealed to the groups were marked up on the photographs.

Working with topography, not against it



Many people liked the way this house works with the topography.

Repeating patterns and setting within landscape



The groups liked the scale and local materials of this design.

Large properties that can be sub-divided into multiple dwellings

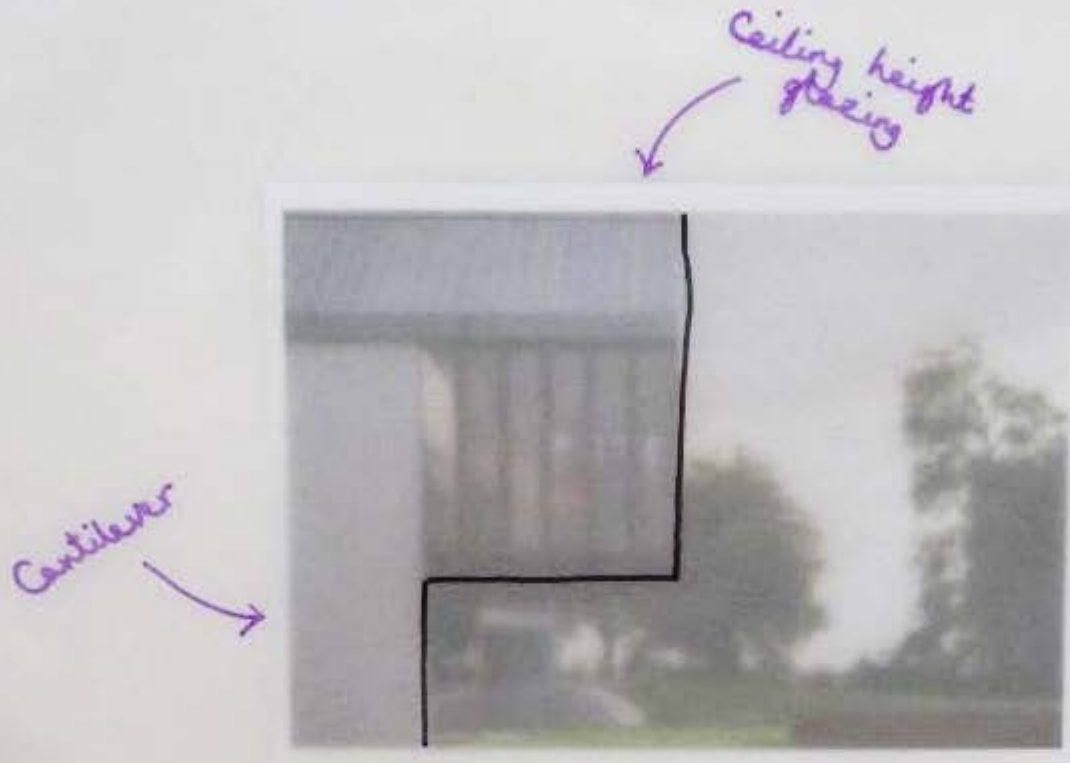
Varying
roof
heights



Terrace
development
of three properties

Although this is one large house, it could easily be a terrace of three properties.

Canopies and cantilevers



People liked the cantilever as a method of providing shade.

Irregular rooflines and high density cluster of housing

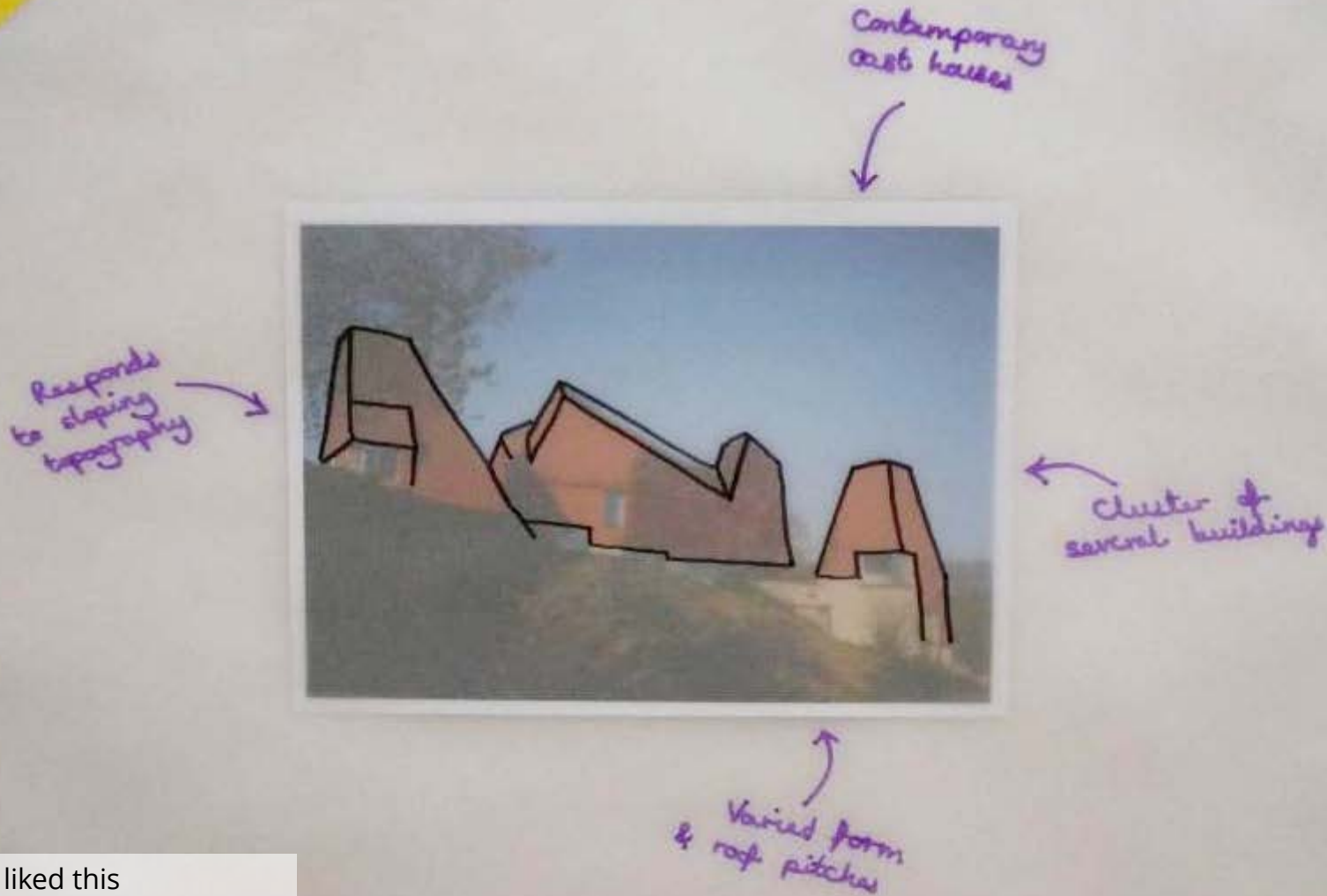
Varying
roof
pitches



clusters of
housing

Many people liked the varying roofs and clustered form of these houses, yet would prefer local materials over white render.

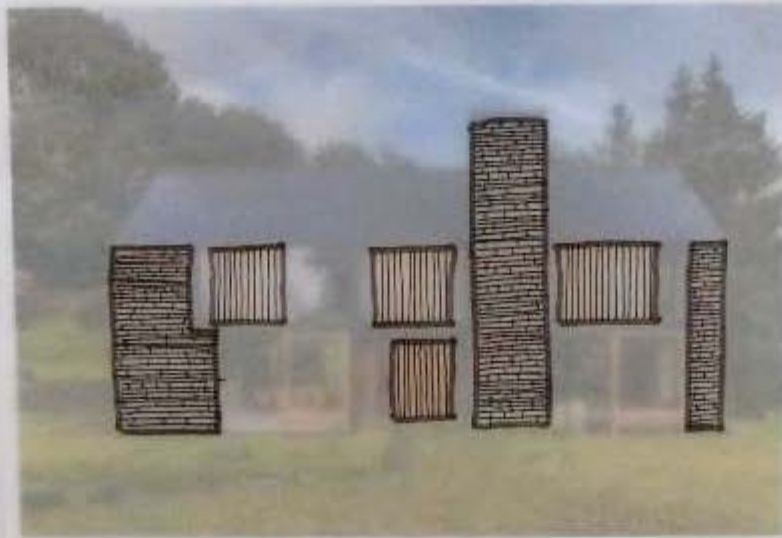
Irregular rooflines and high density cluster of housing



The groups liked this asymmetric cluster of buildings.

Use of different materials to break up the façade

Different materials break up façade



Horizontal & vertical emphasis

Many people liked the different materials of this façade.

Buildings set into the landscape

Sunken into
landscape



Possible
design for
sheltered
accommodation

The groups considered the possibility of sunken houses. This technique could be applied to the new primary school.

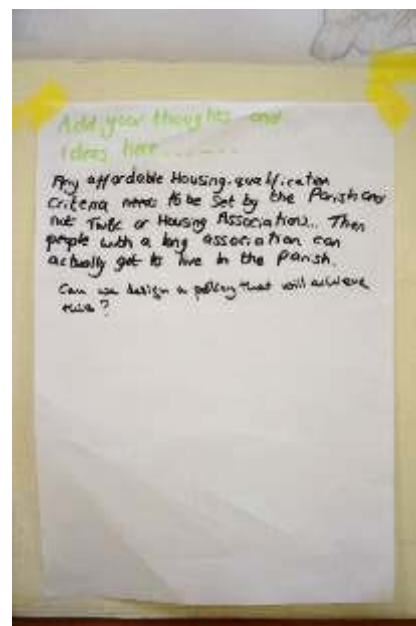
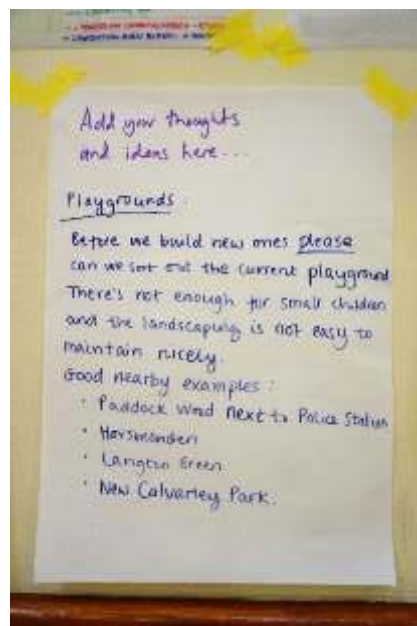
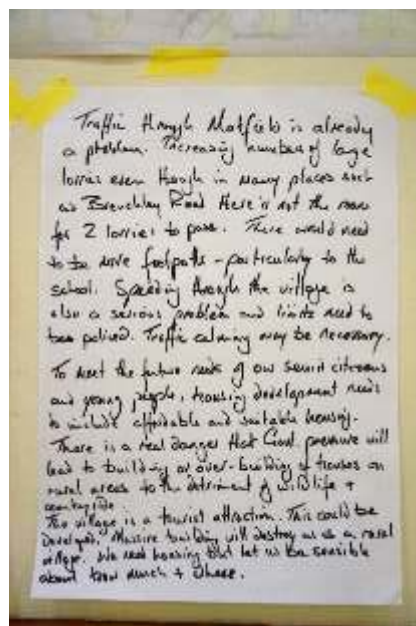
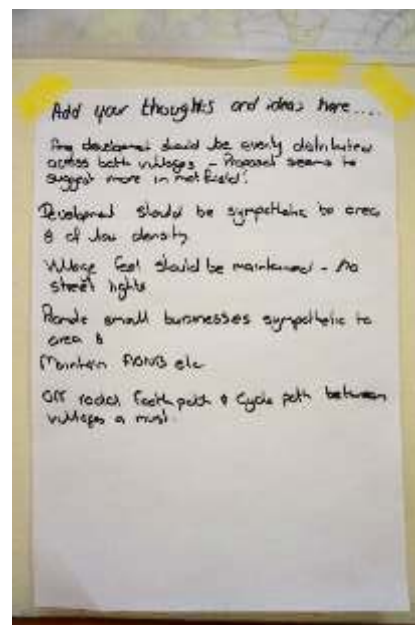
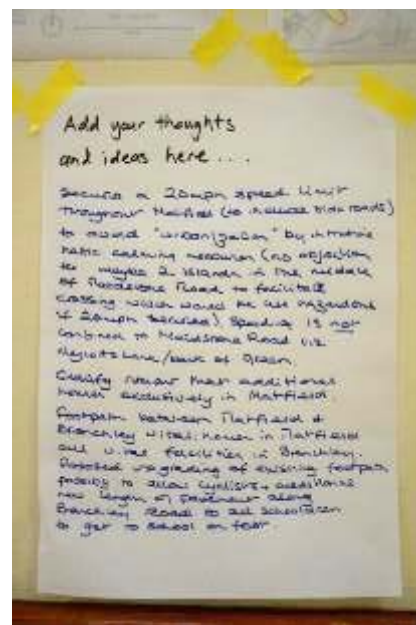
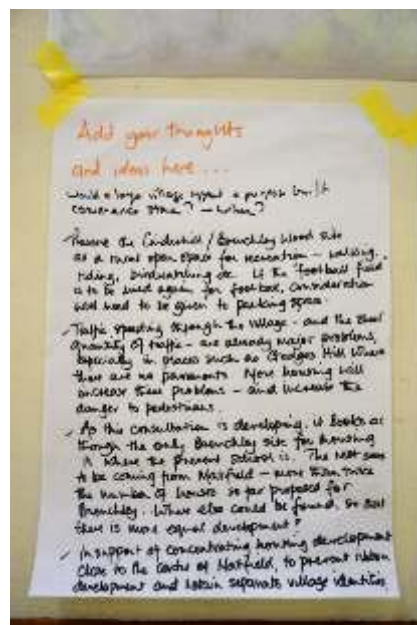
Where next?

- Developing a pattern book of house typologies and techniques
- Start to create design guidance, both parish-wide and site-by-site
- Link this to housing mix evidence

This summarises the output of the architectural assessment activity.

The evening session resulted in further comments and additions

Pictured here are comments on the work from the public.



Day 2 Morning

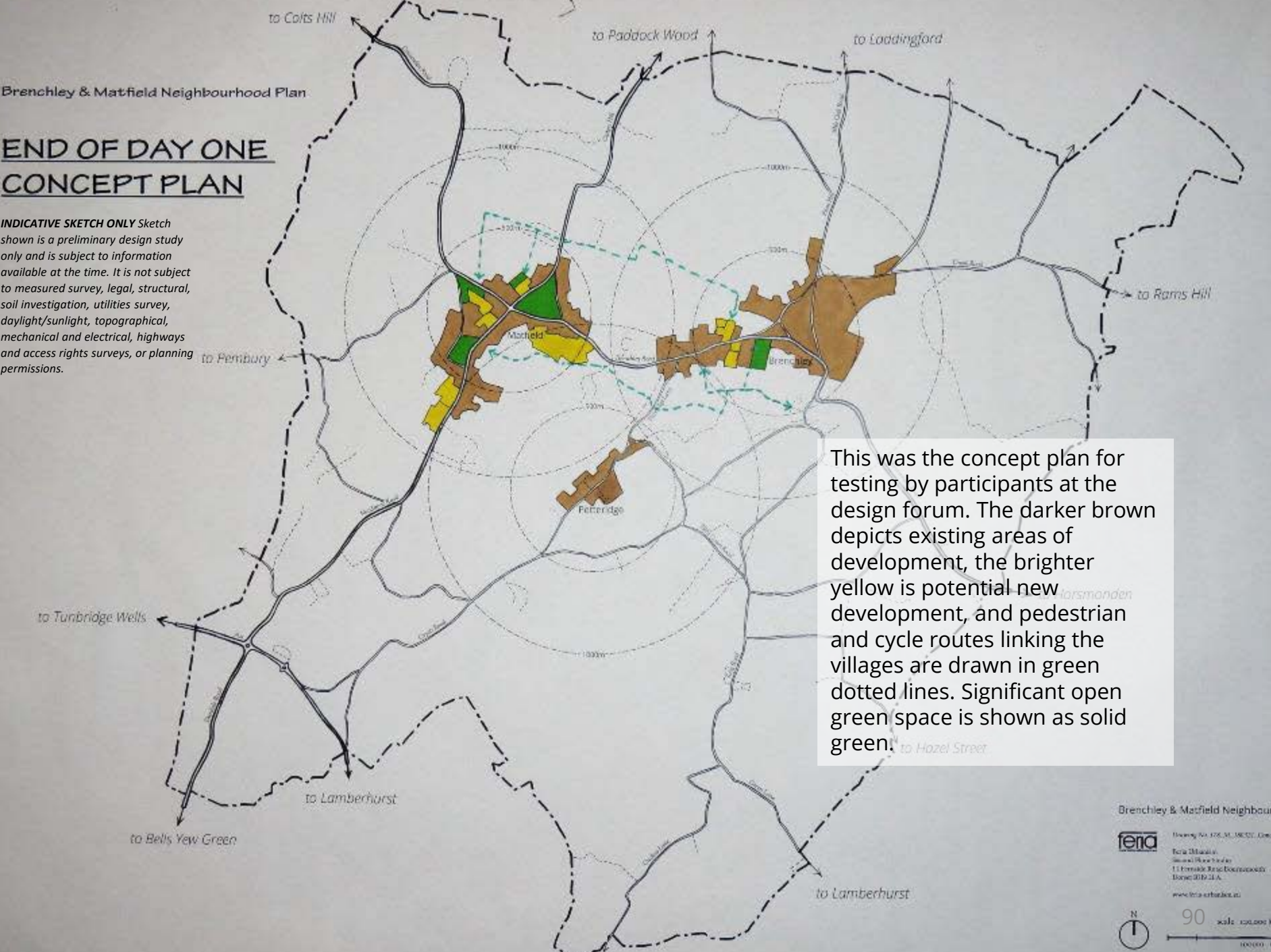


Testing the first Concept Plan

The Feria Urbanism team produced a concept plan based on the first day's outputs.

**END OF DAY ONE
CONCEPT PLAN**

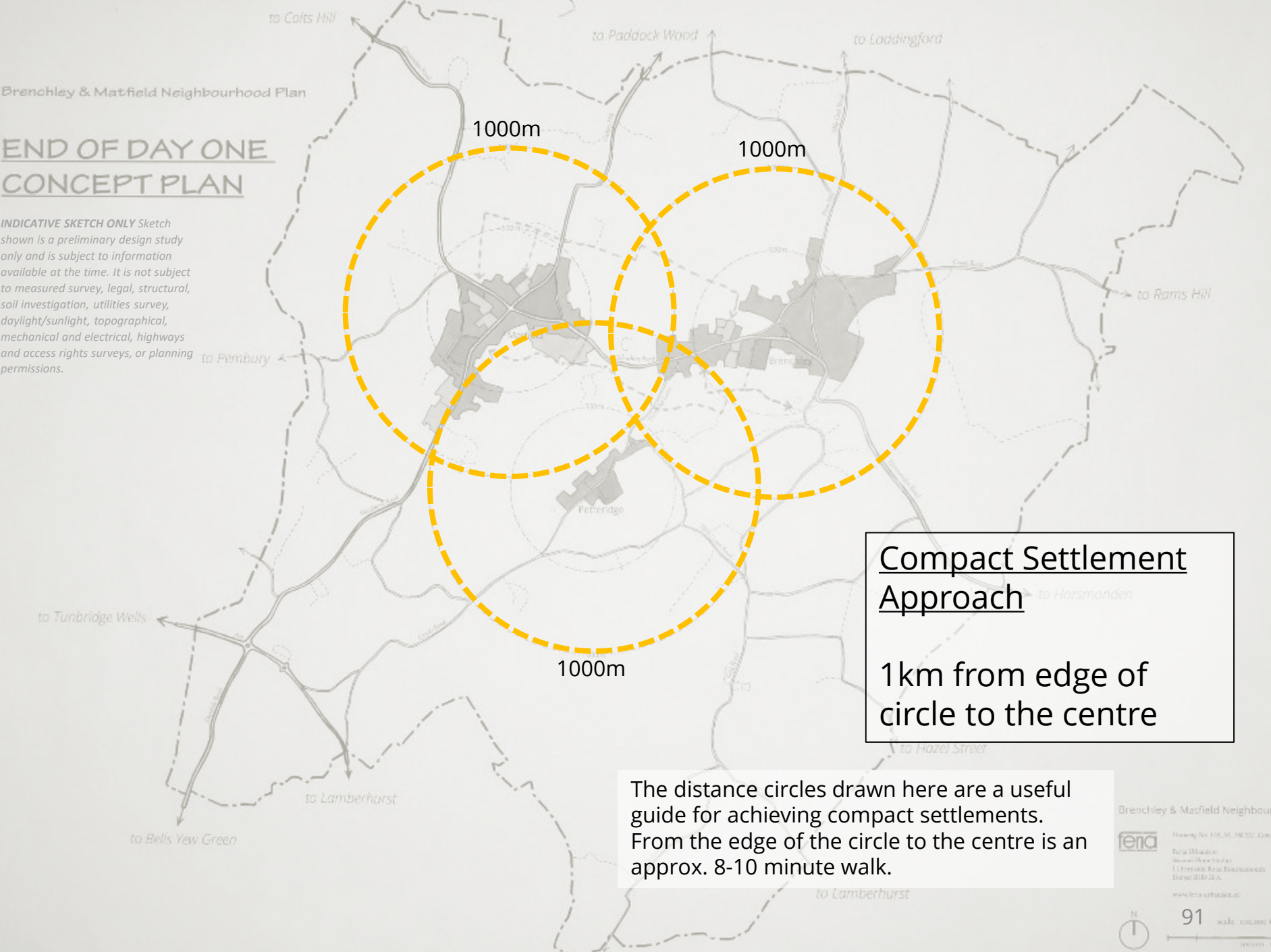
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This was the concept plan for testing by participants at the design forum. The darker brown depicts existing areas of development, the brighter yellow is potential new development, and pedestrian and cycle routes linking the villages are drawn in green dotted lines. Significant open green space is shown as solid green.

END OF DAY ONE
CONCEPT PLAN

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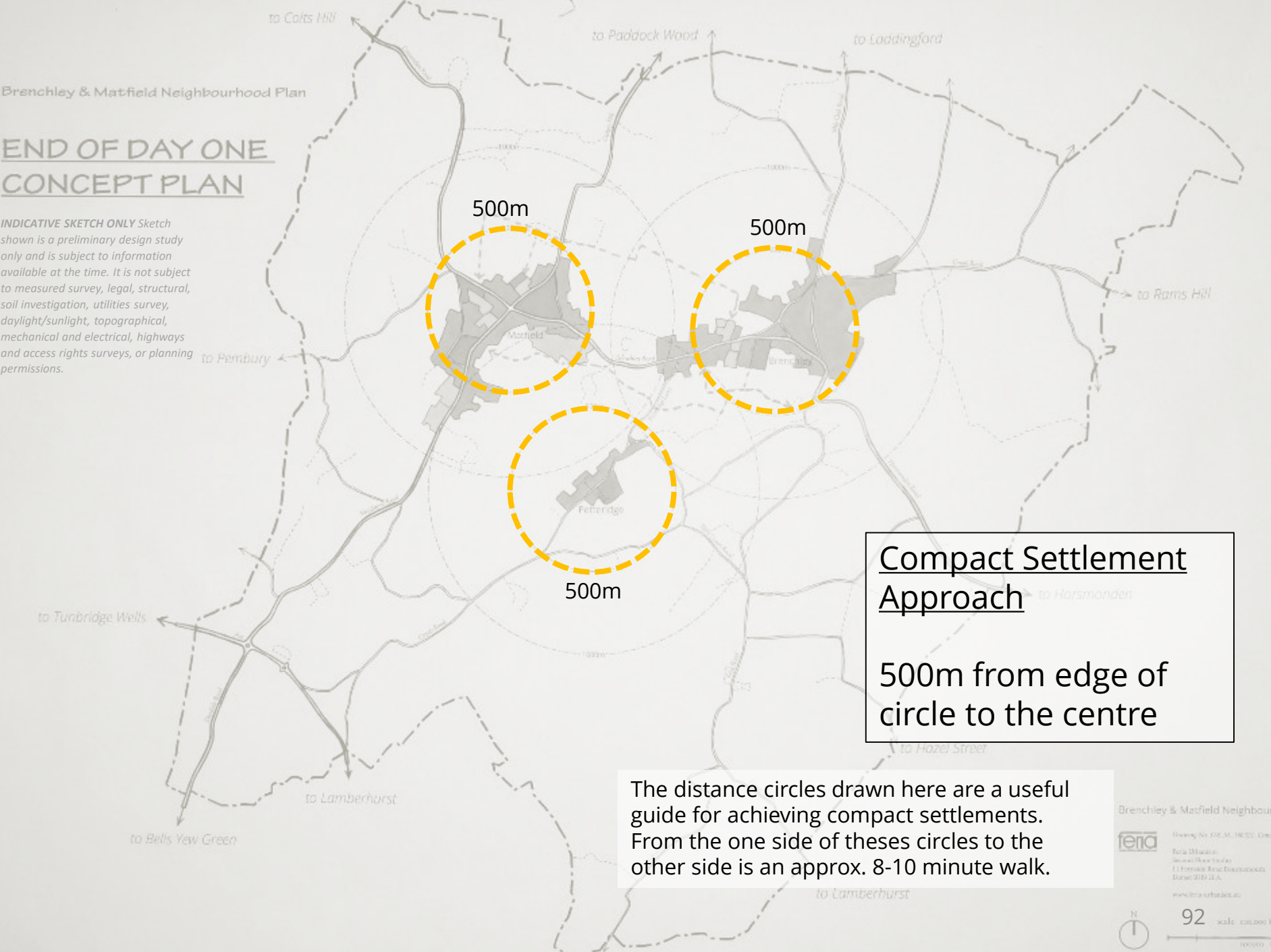
Compact Settlement Approach

1km from edge of circle to the centre

The distance circles drawn here are a useful guide for achieving compact settlements. From the edge of the circle to the centre is an approx. 8-10 minute walk.

END OF DAY ONE
CONCEPT PLAN

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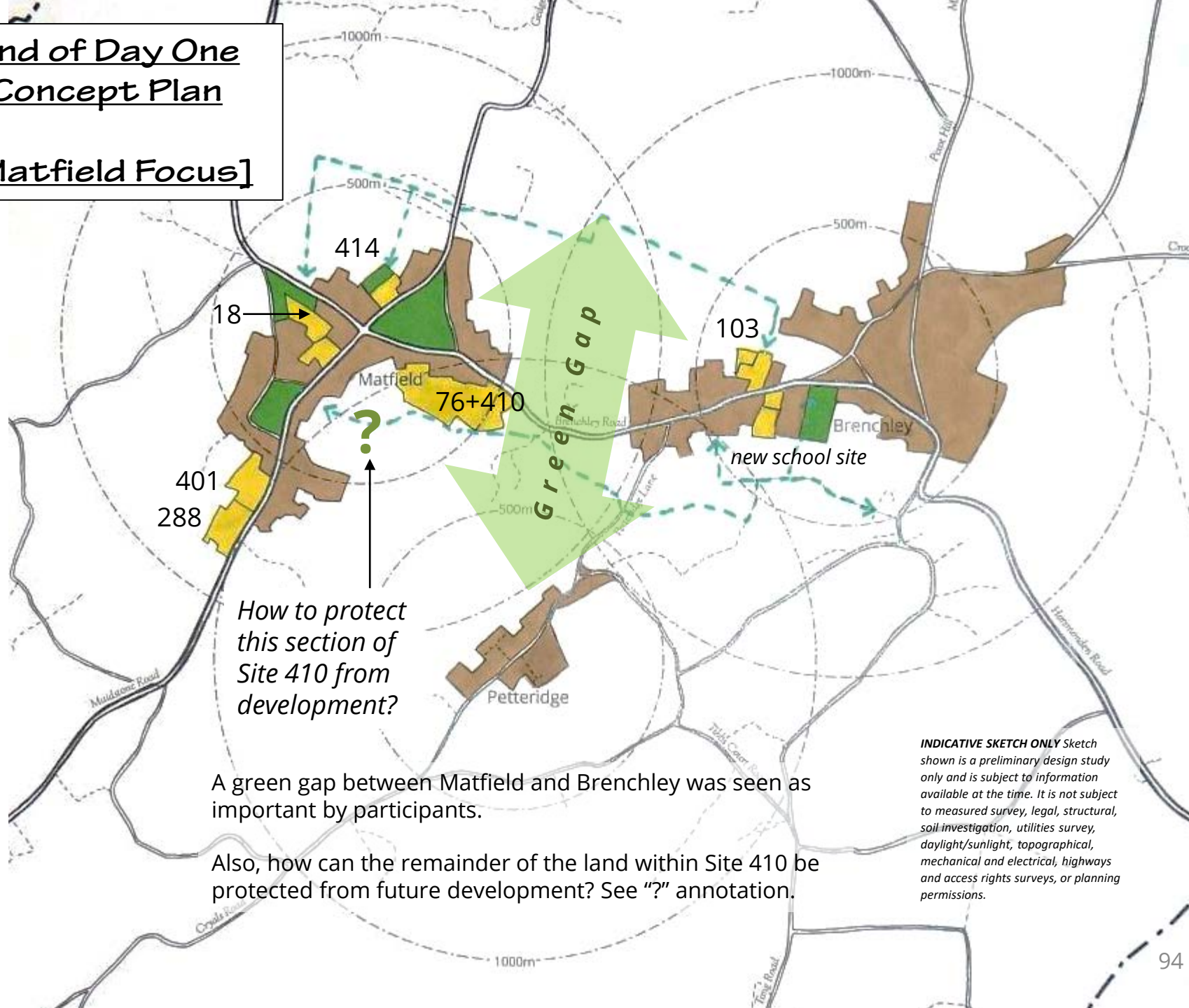
Compact Settlement Approach

500m from edge of circle to the centre

The distance circles drawn here are a useful guide for achieving compact settlements. From the one side of theses circles to the other side is an approx. 8-10 minute walk.

End of Day One Concept Plan

[Matfield Focus]



*How to protect
this section of
Site 410 from
development?*

A green gap between Matfield and Brenchley was seen as important by participants.

Also, how can the remainder of the land within Site 410 be protected from future development? See "?" annotation.

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End of Day One Concept Plan

[Matfield Focus]

Dev. Contributions?

Site 18 – High quality, high density addition to the Conservation Area

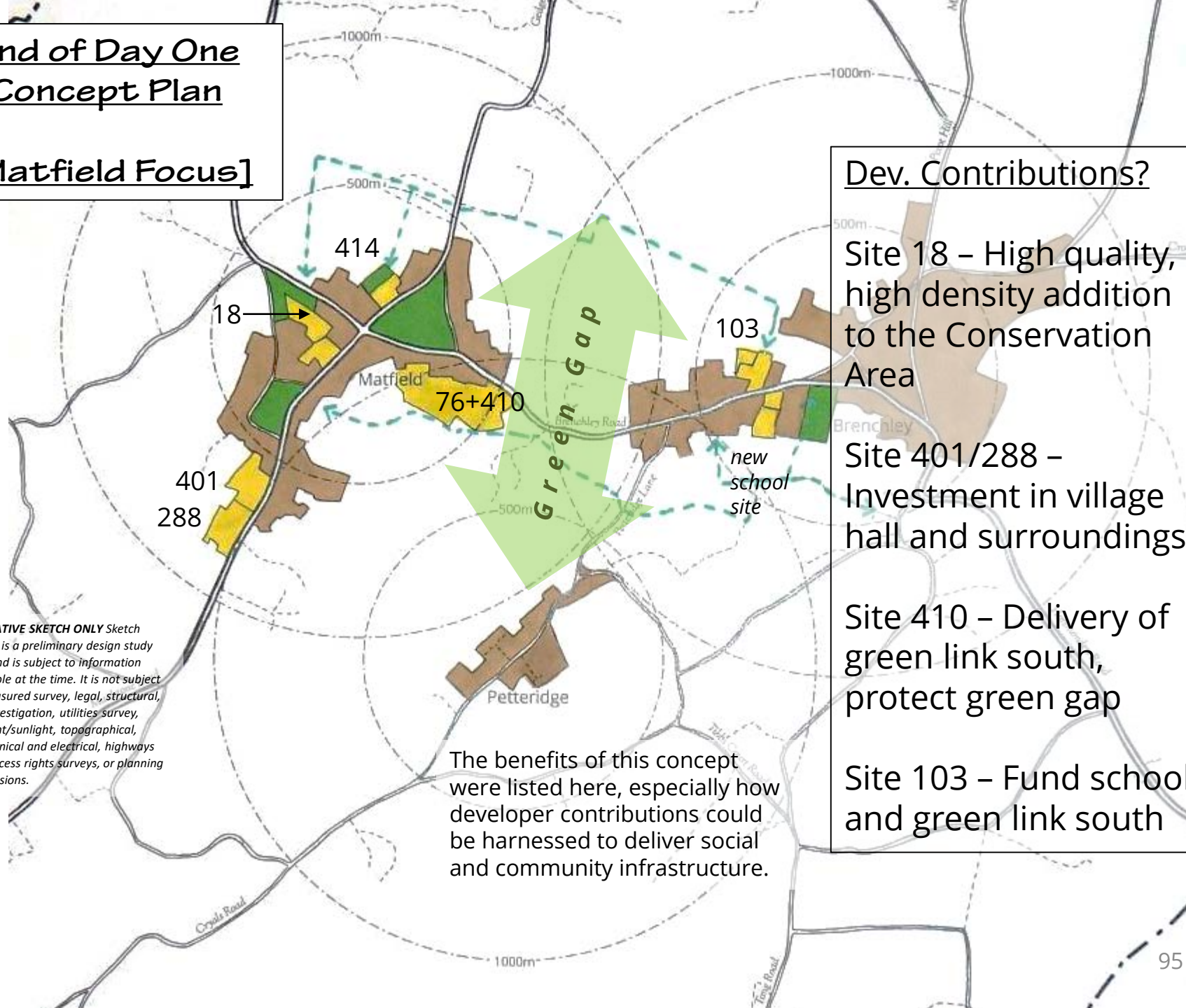
Site 401/288 – Investment in village hall and surroundings

Site 410 – Delivery of green link south, protect green gap

Site 103 – Fund school and green link south

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The benefits of this concept were listed here, especially how developer contributions could be harnessed to deliver social and community infrastructure.



End of Day One Concept Plan

Matfield Focus

The groups were given the following tasks to complete in relation to the concept plan.

“The Emerging Spatial Strategy”

Your task until 11am is to consider the advantages and disadvantages of this possible development scenario for Matfield e.g.

1. What are the benefits?
2. What are the risks?
3. In your opinion, is there too much or too little development?
4. What planning and design criteria need to be applied to each site?
5. How can this scenario deliver the community benefits as described within the various position statements?

Testing the first concept plan



Participants began testing the concept plan.

Testing the first concept plan



Participants began testing the concept plan.

Testing the first concept plan



Participants began testing the concept plan.

Testing the first concept plan



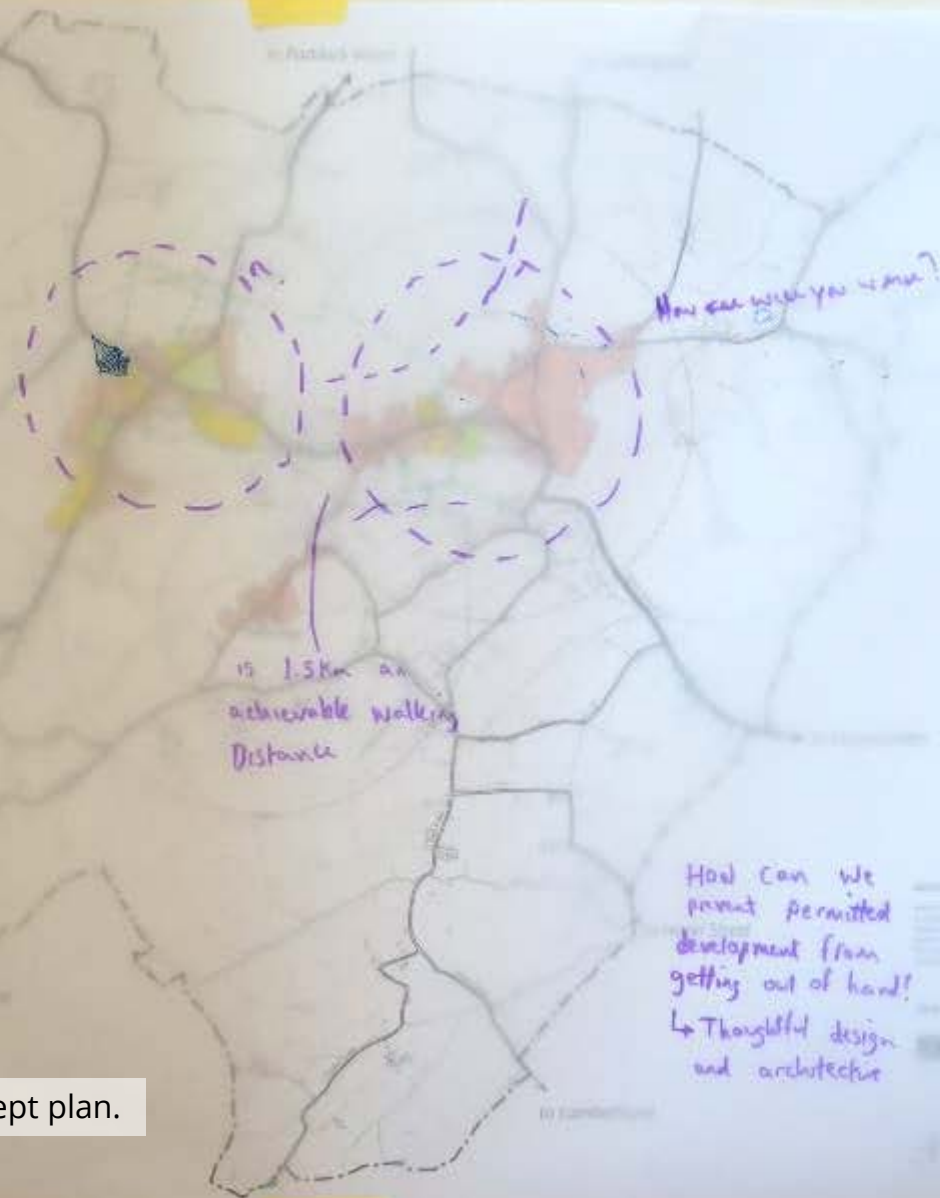
Participants began testing the concept plan.

Group 1

END OF DAY ONE
CONCEPT PLAN

GROUP 1

DAY 02
MORNING



Sum Review ✓

NO PD RIGHTS on
New Development
Scenes?

more P.R.S/
Housing Assoc. econ
effects.

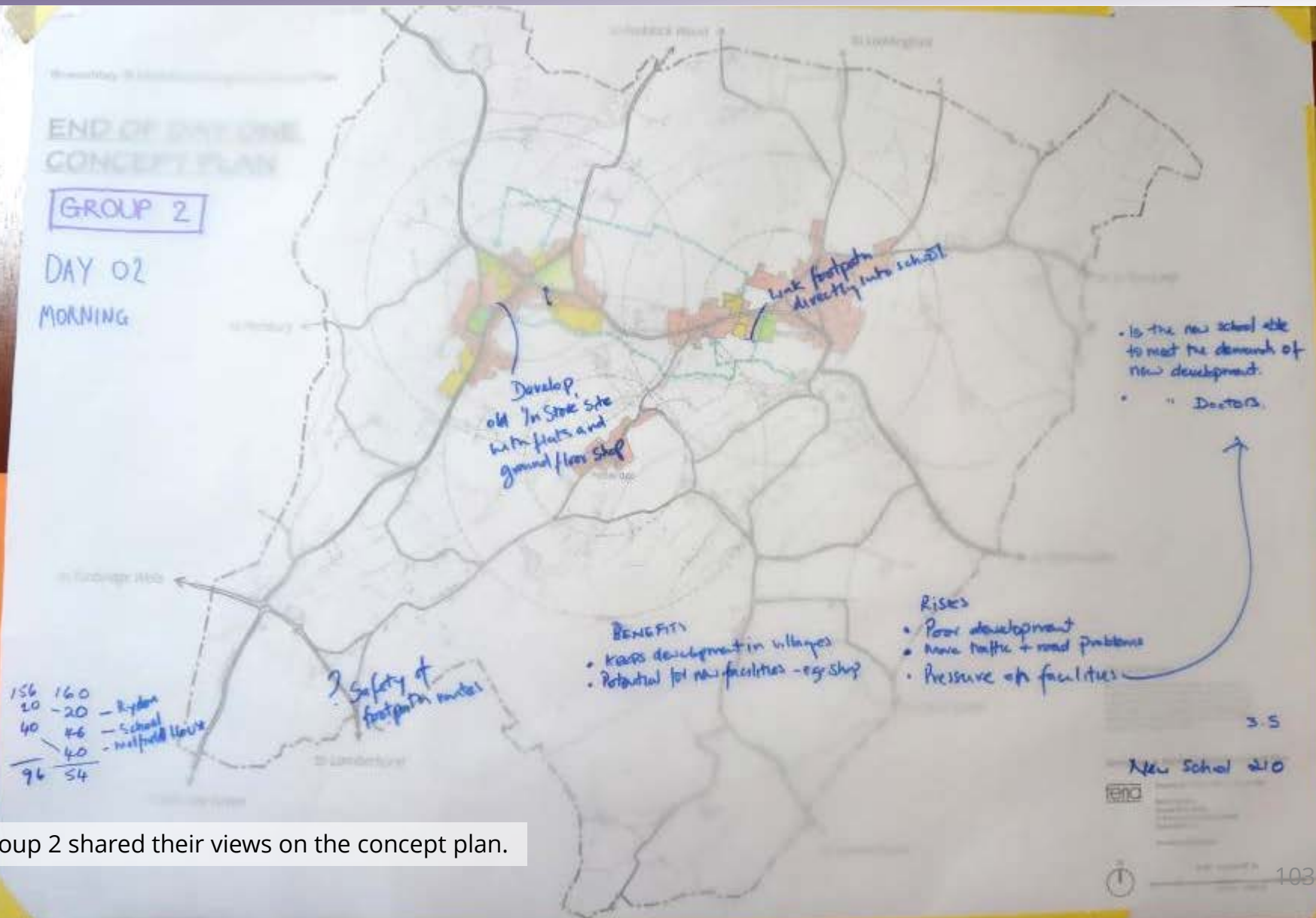
How can we
prevent permitted
development from
getting out of hand?
↳ Thoughtful design
and architecture

Group 1 shared their views on the concept plan.

Group 1

1. Development at Petteridge should be ruled out.
2. Aim = more affordable housing for those who can't currently live here, need mix of community; perhaps deliver whole sites through Housing Association?
3. Need private rental & shared ownership too.
4. Affordable housing should be close to centre.
5. Small sites may not bring the required benefits.
6. Site 18 needs a larger green area & commercial frontage on south side.
7. Don't want to solely concentrate on residential.
8. Could partially develop 353 using existing access.
9. Roadside development aids traffic calming; helping to reduce danger.

Group 2

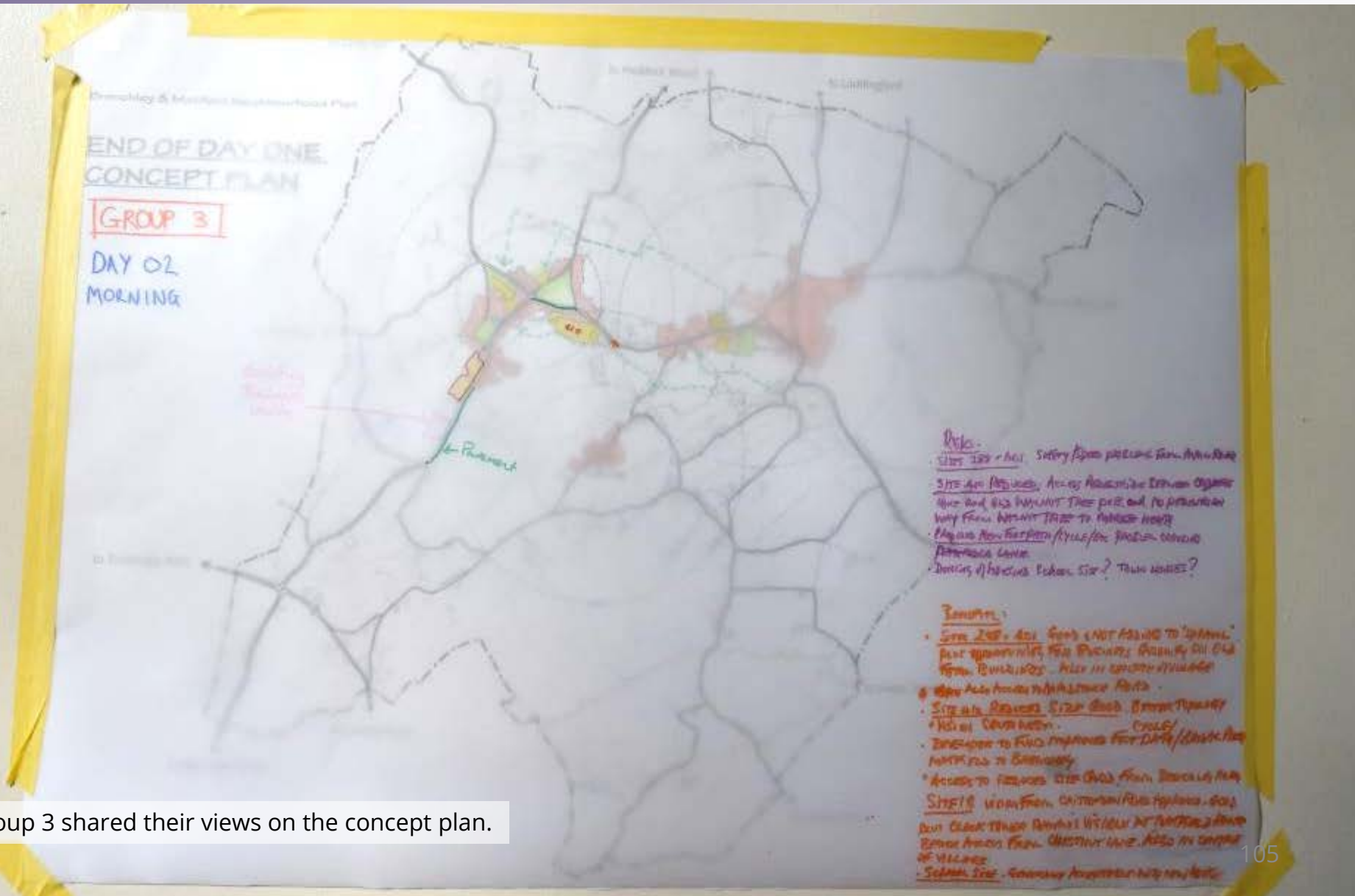


Group 2 shared their views on the concept plan.

Group 2

1. Sites 401 & 288 = close to road; good access to A21; need to reduce speed limit up to St. Luke's; junction to new development may slow traffic; 20mph limit through village centre.
2. Site 410 = south facing, utilise green technology.
3. Site 18 = better reduced size; access issues; need agreement with pub owner; close to village; supports local businesses.
4. Primary school: too many houses proposed opposite; need to see layout; town houses are not suitable in a village.

Group 3



Group 3 shared their views on the concept plan.

Group 3

1. School site would create cultural hub with Gray's; catchment area would reduce with higher parish population (applies to surgery too).
2. Site 18: good proximity to centre; needs ground floor retail; access issues; CA = high quality.
3. Site 76 could link into 410 to provide access.
4. Numbers game – overproviding if looking for more sites, but means we're prepared.
5. Site 288 & 401 wouldn't add to sprawl as they're bookended by business units; increased use – perhaps a Matfield Gray's Café?
6. Site 410: better smaller; south facing; funding for footpath; access to Brenchley Road.

Group 5

END OF DAY ONE CONCEPT PLAN

GROUP 5

DAY 02
MORNING

- in fill
- benefits - discont site
- close to community centre
- Risks - ribbon development
- AOL - may be undesirable due to constraints
- Preservation of woodland
- 288 - non sensitive to design

don't want access

353/403

as an alternative to 288

Access from main road not visible from main road
353 - good site for affordable

36 - possibility of expansion of Bala site
- site for new school?

poor site - small and sloping
limited outdoor facilities
architecturally challenging
lessor site than present site

Site 18

- benefits - close to centre
- drain scheme - preserves the green along housing within intervention area
- risks - sensitivity of design with Grade I listed buildings
- access can only be from Chestnut Lane, on already busy road
- parking provision
- no access on Maidstone Road
- good design essential (less impact form)

36 wonderful landscape views
Access from main road
not visible from main road
line of site issues for access
how does 76 fit into the reduced AOL
AOL seems to be unacceptable to the community
danger of additional ongoing development



Group 5

1. Lots of resistance from community to site 410 for even partial development; access issues.
2. Site 288 = one site "too far".
3. Sites 353 / 403 = good site for affordable homes? But is "backland" development & access issues.
4. Site 401 = opposite housing so fits well, but has legal covenant on it.
5. Site 410 = risk of expansion south west. How to control this?
6. TWBC have no CIL in place; need to draw up list of improvements wanted e.g. traffic calming.
7. Rydon Homes layout looks like the first of more phases. Is it?
8. New school could go on site 36 but this needs to be explored.

Day 2 Afternoon



Site Visits

Participants visited Matfield to better understand the potential benefits and disadvantages to developing certain sites.

Memorable image of Matfield



**Landscape and built form
in harmony**

Memorable image of Matfield

Site 18 is behind, need to ensure no new buildings break into this view



Rural roads



This is what it would look like if the streets such as this were painted...

Rural roads



No yellow lines
No white lines

...thankfully this part of village does not have painted lanes, which better suits its rural character.

Tree-lined edge

Should Site 18 be developed, then this tree-lined edge must be protected and retained.

Maintaining the green approach

Participants felt strongly that this green corner on Site 18 should be protected and retained.

View from the north



Can development
enhance this view?

If Site 18 was developed, can new buildings frame and enhance this view of the clock tower. Not just simply avoid blocking it, but actually enhance the view?



**Can development
enhance this view?**

Likewise, if Site 18 was developed, can new buildings frame and enhance this view of the oast?

Corner of the Rydon Homes site

This is the corner of the Rydon Homes site, that has planning permission for 20 new homes.

**Access onto
Maidstone Road**

Corner of the Rydon Homes site



Access on foot from here to the village centre could prove challenging with the speed of traffic, as it accelerates through the 30mph zone towards the 50mph zone, the signs for which are visible in the background.

fast moving traffic

Towards Brenchley and Site 410



A map check before the group moved on to explore site 410.

Glimpse views to land beyond inc. Petteridge



Petteridge



Longer distance glimpse views across open countryside towards the parish's "third village" of Petteridge.

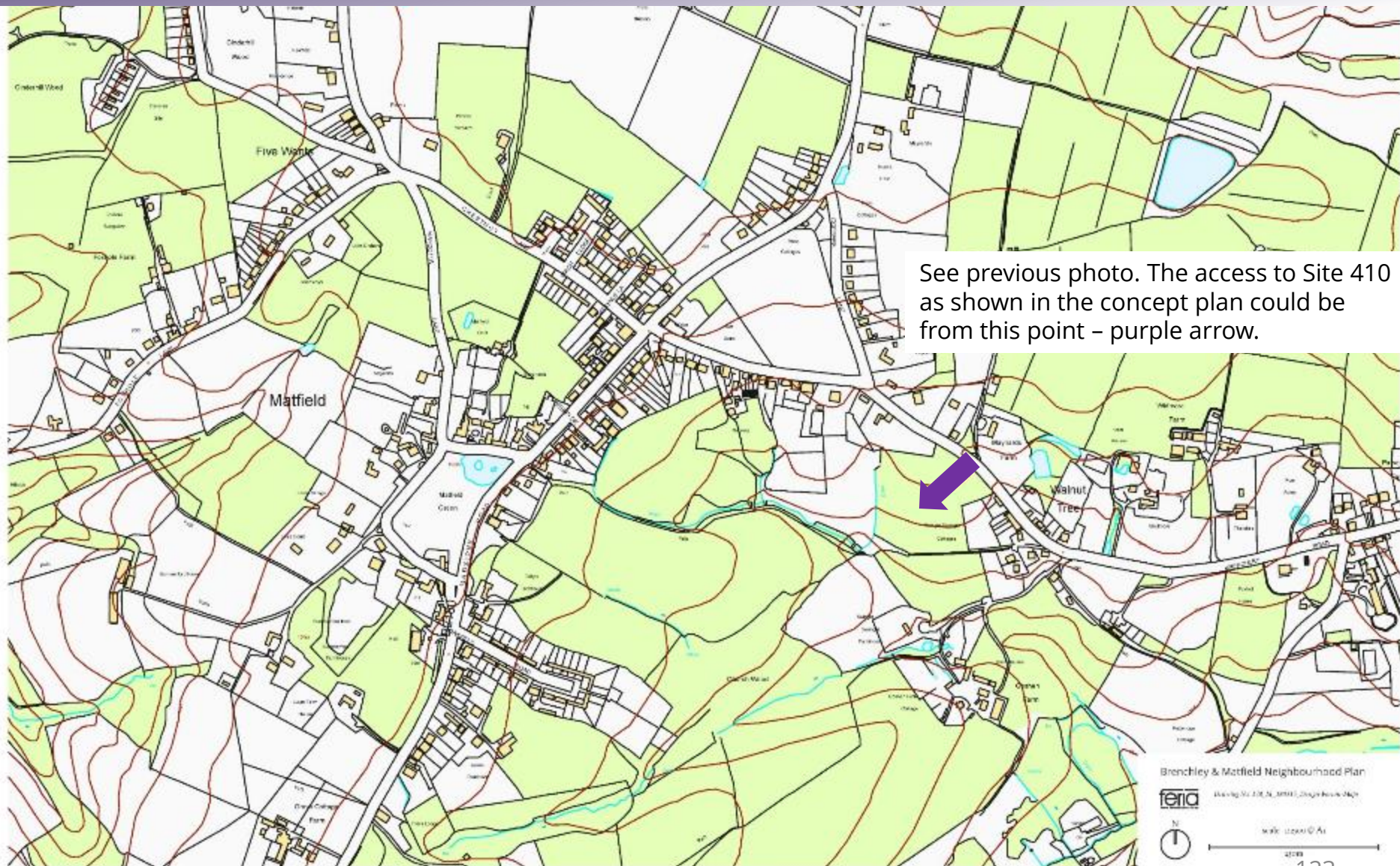
Possible access to Site 410



This is the point where the group identified a potential new access point between the existing street network and the potential development site 410.

This was a difficult road to cross in its current status so works would need to be undertaken to create a safe access into/out of the site.

Access to Site 410



Walnut Tree



The view looking back towards Matfield from Walnut Tree.

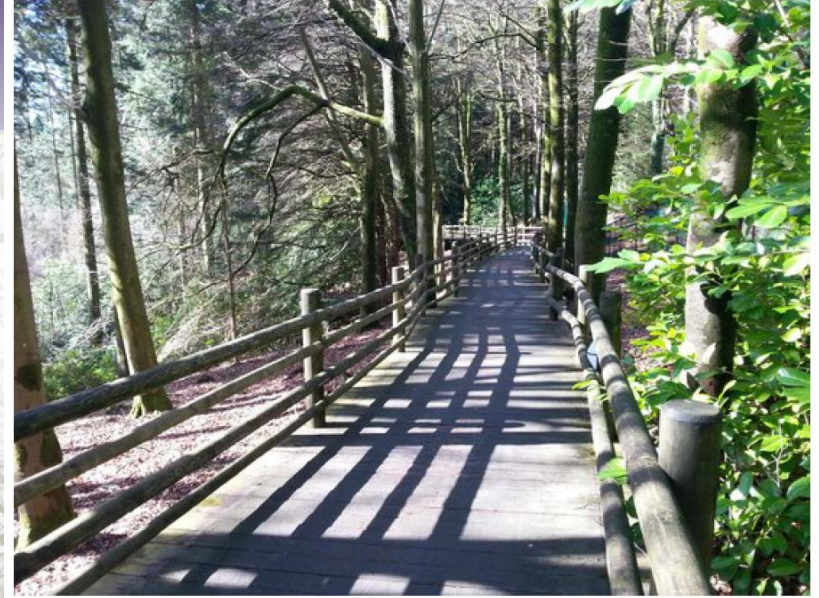
Walnut Tree



The group now turned and headed back west towards Matfield along existing traffic-free public rights of way.

PROW southern edge

This image was presented on day one by Graham Stevenson in his position statement. This was a positive impression of what a well-surfaced, all-year-round route that retains a rural feel could look like. Can we deliver something like this in the parish?



**Can we get new
development here
to deliver a high
quality new route?**

There had been much discussion during the first day about creating a traffic-free link between Brenchley and Matfield villages. Could development adjacent to this route help deliver the necessary improvements?

Map Check



Another map check before the group moved on back towards Matfield.

Route emerges to the west and back to the village green

The landscape opens out into fields as the route emerges from the woodland and approaches the village.



Maintaining productive landscapes



Lynne and Liz Walking through the blackcurrant bushes!

Cluster of social and cultural uses around here



The route walked emerged here, right opposite the butchers and the Star pub, arguably the heart of Matfield village.

Pub car park

A photograph of a pub car park. In the foreground, a dark blue Range Rover is parked on the left. To its right, a silver sedan and a grey hatchback are parked. Further back, a blue car and a white van are visible. On the right side of the car park, a silver SUV and a white van are parked. In the background, there is a traditional pub building with a dark tiled roof and several chimneys. To the left of the pub, there are other residential buildings and a large, leafless tree. The sky is blue with some clouds.

**Can this become a focal
community space?**

At present, the pub car park is just a car park. But with further investment, including the development of the southern part of Site 18, this could become a community focal space, almost a small village square.

Paragraph 92a) of the new NPPF

"... Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for multiple connections within and between neighbourhoods, and active street frontages"

This paragraph from the new, draft NPPF was used to remind participants of one of the outcomes of good planning – i.e. positive social interaction. A new focal space for Matfield would be in accordance with this policy statement.

Site 18 could be used to frame this space?



Site 18 lies immediately adjacent to the pub car park. Could development right up against the edge provide the necessary active front age and positive backdrop for a new civic square?

Back in the room, drawing and writing about what we saw



The groups returned to the design studio / Matfield village hall to draw up their observations.

Group 1

Having now understood the sites in greater detail, Group 1 shared their views on the concept plan.



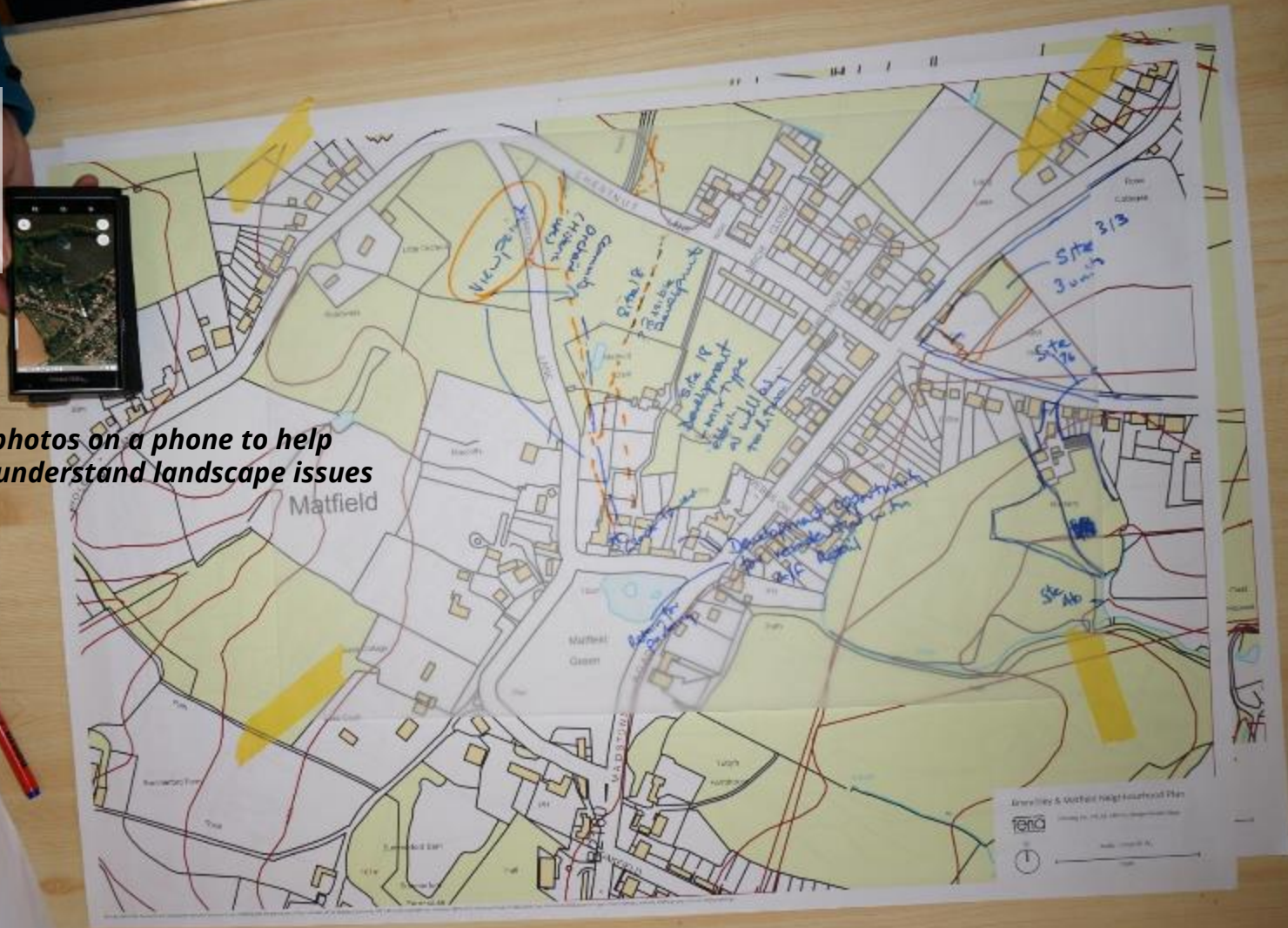
Group 1

1. Preserve oak trees on site 18 (west) and views from north of village; 18 (east) is far more acceptable – make deal with pub owner for function space?
2. Site 36 – partly coppice woodland; well used footpath; development = unacceptable; provides extension to Cinderhill Wood – wildlife corridor.
3. Site 76: access requires demolishing house; development would affect setting of buildings.
4. Part of footpath may lie outside of site 410; vulnerable to expansion.
5. Site 401 = potential inc. playground; site 288 = ribbon development but many slow traffic.
6. Sites 403 & 353 = possible but access issues.

Group 2

Having now understood the sites in greater detail, Group 2 shared their views on the concept plan.

Aerial photos on a phone to help better understand landscape issues



Group 2

1. Develop land adjacent to pub for commercial use, but need Enterprise Inns to support this.
2. Views from Chestnut Lane to site 18 (W) starts to form a constraints map.
3. Oast house = iconic building; opportunity for orchard to be brought back into use & improve landscape.
4. Site 18 (E): providing parking here may be a trade off for development & get access onto road along boundary with pub.
5. Site 313: 3 units – not controversial.
6. Corsica Nurseries – how to link to adjoining land?

Group 3



Having now understood the sites in greater detail, Group 3 shared their views on the concept plan.

Group 3

1. Site 18 (E) could be appropriate for housing for elderly; agree with pedestrian access alongside houses.
2. Develop 18 (W) only as far as opposite side of road & along driveway; rest should be kept green & connect to woodland – green wildlife corridors.
3. Site 410 has access issues, possibly requires engineered solution to overcome change in elevation.
4. Site 410: Only acceptable if other sites cannot be delivered.
5. Neighbourhood Plan can include reserve sites for lower ranked sites.

Day 2 evening



Members of the public came along to the evening exhibition to view the work that had been produced.

Day 2 evening

Pictured here are comments on the work from the public received during the second evening open studio session.

Allocate not to street light
will ruin the rural character
of village.

Development

- kept to minimum
- Shared Church between Mottfield & Boscawen
- Encourage Business use. Give discount to Mottfield. Give Employment use or enable expansion of Mottfield
- Unimproved - consider Cider/Coffee shop if this was viable. Not compare to Mottfield

No massive developments DAY 02
Traffic through Mottfield will
be much in volume + regularly
too fast

Most of further on AONS, so
should be protected + reserved,
not have loads of houses built
on it

Why not let the town be in
School site so big?

Will affordable homes stay
cheap? They don't seem to be able to
sell on so the houses are a
problem. Could be good to people with
commuting to village/park when they
are not used.

DAY 02 Please add your
thoughts and ideas
here ...

In a very small selection
development in 2018 should
make the village a more attractive
place to live. The village is a
small town. It is a good place to
live. It is a good place to live.
It is a good place to live. It is a
good place to live. It is a good
place to live. It is a good place
to live. It is a good place to live.

• Traffic management (about a town) - to
prevent them not be integrated in the
road. A new traffic light system should
be used. The village is a good place
to live. It is a good place to live.
It is a good place to live. It is a
good place to live. It is a good
place to live. It is a good place
to live. It is a good place to live.

Have you considered the area
at the top of Carrick Lane?
- Mottfield 12. 17

for housing

• The village is a good place to live.
It is a good place to live. It is a
good place to live. It is a good
place to live. It is a good place
to live. It is a good place to live.

• The village is a good place to live.
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good place to live. It is a good
place to live. It is a good place
to live. It is a good place to live.

DAY 02
Why are all the sites for
development in Mottfield?

Can't we have new sites
will be paid for before new
houses built on existing sites
etc.

Why do we need new sites?
How long will it take to build
new sites the village?

DAY 02 Please add your
thoughts and ideas
here ...

- The village is a good place to live.
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DAY 02 Please add your
thoughts and ideas
here ...

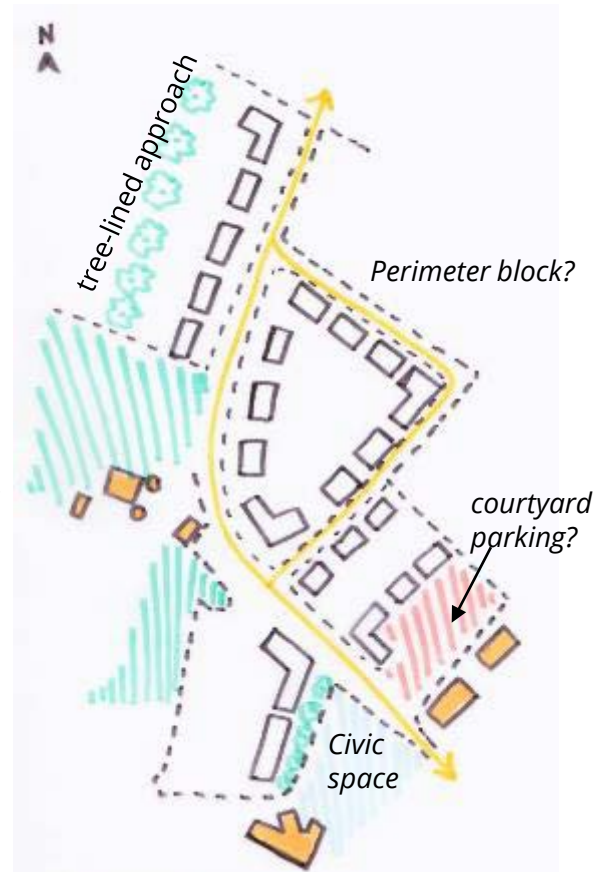
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Site 18 (East) Option Testing

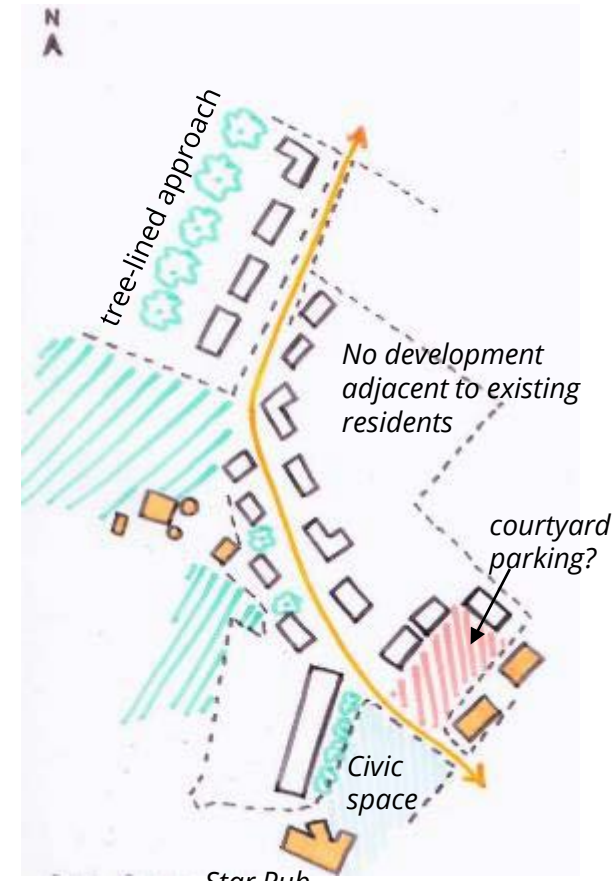
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Star Pub



Star Pub



Star Pub

That evening, the Feria Urbanism team drew up different options of development at Site 18 (East) for testing by the community.

Matfield

Keep green approach

This second concept plan addressed Matfield at a closer scale.

This drawing shows how a series of new homes (yellow) can be accommodated on Site 18 (East) creating a new route that links Chestnut Lane with the village green. Much of this development would be in the Conservation Area so must be of an appropriate high quality.

The drawing also shows a possible development layout for part of Site 410 plus Site 76.

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Green

new pavilion structure
linked to play area

new play area

*new all-year-round
walking and cycling link*

Walnut Tree

End of Day Two Concept Plan

Site 18 [Partial]

Site 18 is shown here as only partially developed, on the eastern side only with a community orchard to the north and west.

This approach will cluster development around the existing built areas and keep the open, green approaches to Matfield from the north and the west free from development.

Much of this development would be in the Conservation Area so must be of an appropriate high quality.

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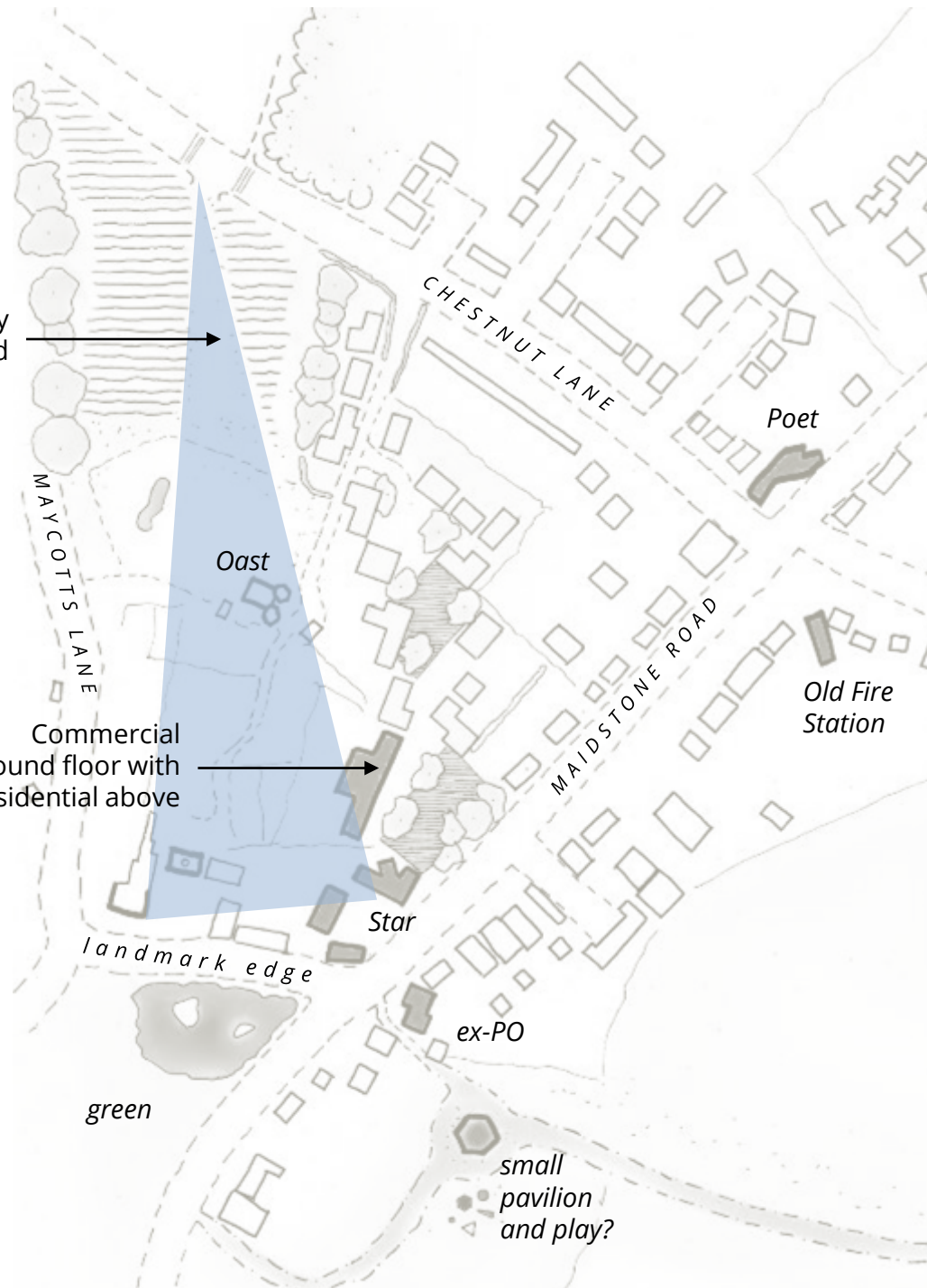
End of Day Two Concept Plan

Site 18 [Partial]

The orchard could be planted in such a way to frame the views of the oast and Matfield House and the clock tower.

Community Orchard

Commercial ground floor with residential above



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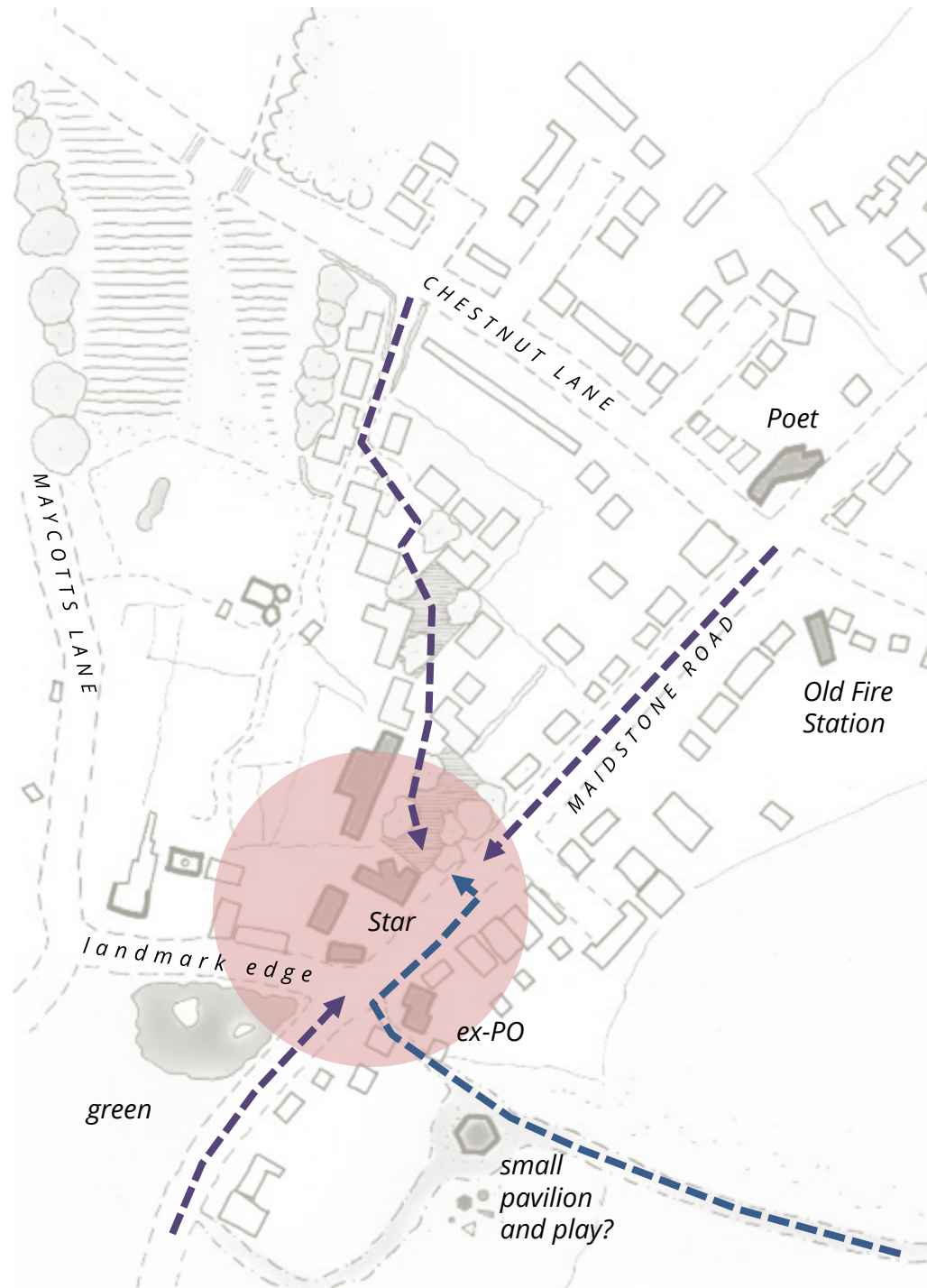
End of Day Two Concept Plan

Site 18 [Partial]

Bringing multiple connections and routes into a central location will help reinforce the social and commercial heart to Matfield.

Getting a route from Chestnut Lane down through to the pub car park will require multiple land owner agreements.

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Residents' Feedback on Site 18

Residents living close to Site 18 submitted a response in light of focus on the area, highlighting their disagreement with the proposed development on the east of this land.

It is important to recognise these concerns.

Feedback on the Hand Consultancy

Proposal for Matfield House Orchards and Land – Plot 18

Residents of Chestnut Lane, Maidstone Road and The Avenue enjoy an outstanding view of Matfield House Orchards and beyond over the beautiful Kent countryside. Matfield has always been a very special and unique village where green countryside is at the heart of village life and can still be enjoyed by all its residents. Building 80 houses in one plot, is too many and will not be in keeping with Matfield village life.

Plot 18 is split in 2 parts by an existing driveway up to an Oast House on the land. The left side of the plot, as you turn into the driveway from Chestnut Lane, is particularly unsuitable for development as it has existing houses built on 3 sides of its boundaries ie: Chestnut Lane, Maidstone Road and The Avenue. Building on the left side would impact many ordinary villagers.

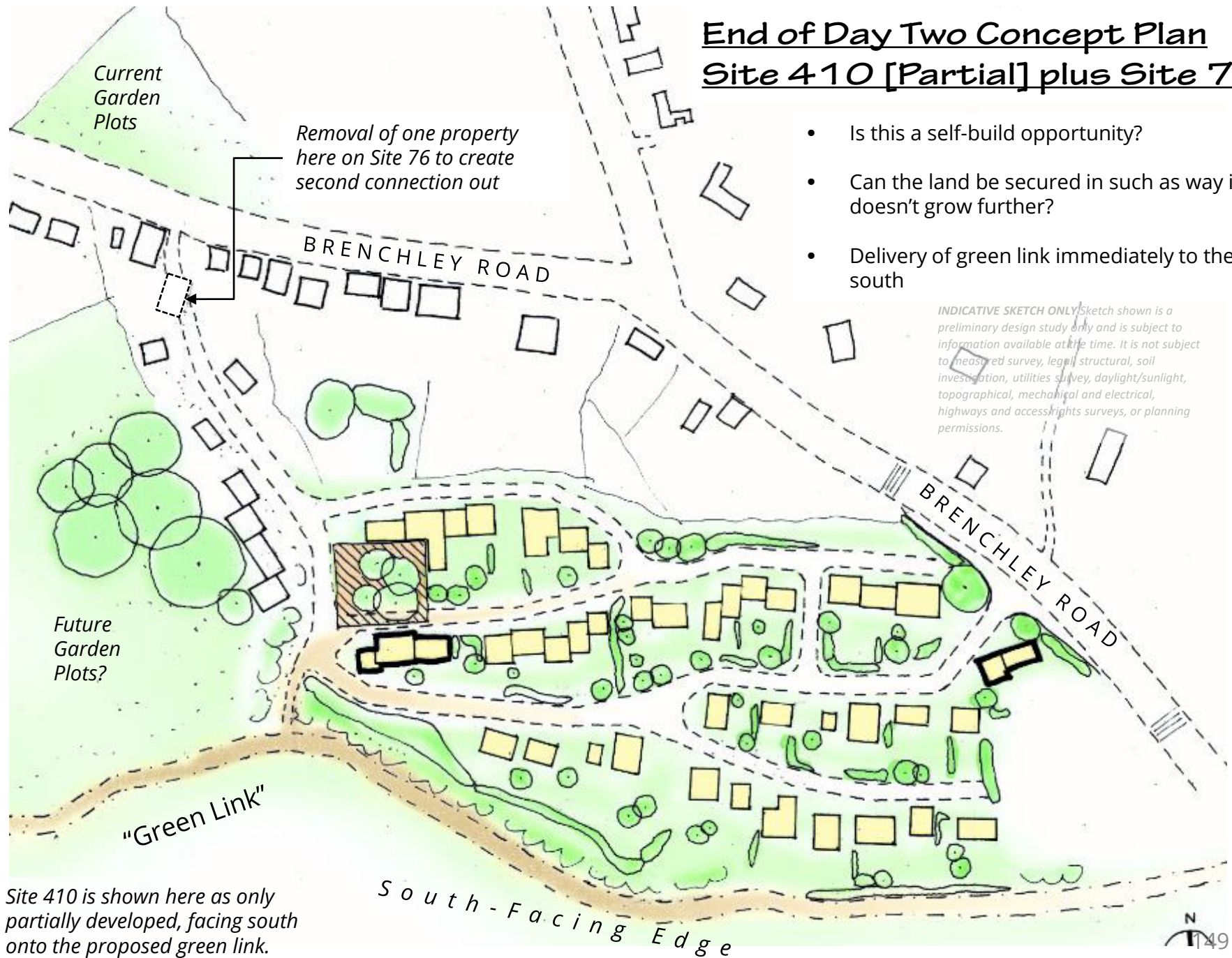
There is already permission for Rydon Homes to build 20 new houses on a plot of land on the other side of Chestnut Lane. To have the majority of allocated new housing all in one small area of Matfield would seem an unbalanced plan, potentially making that part of Matfield appear less like a village. The increased strain on the existing infrastructure, of 100 new houses, around Chestnut Lane seems unsustainable.

Ideal new housing plots in Matfield would probably be small in size, a suitable distance apart from existing properties if possible and spread throughout the village thus minimising the impact to the village infrastructure and its residents. This approach would be more sympathetic in maintaining the special and unique village that is Matfield and ensuring that it remains a village for future generations.

End of Day Two Concept Plan Site 410 [Partial] plus Site 76

- Is this a self-build opportunity?
- Can the land be secured in such a way it doesn't grow further?
- Delivery of green link immediately to the south

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Site 410 is shown here as only partially developed, facing south onto the proposed green link.

Site 410



lx1 architects, 'Wooden house on a slop', Valais, Switzerland

Images of buildings which engage positively with the immediate topography were shown to stimulate ideas on split level housing, although it was not suggested that every design shown here is appropriate for the Kentish context!

Site 410



LP Architektu, 'EFH Groth', Lofer, Austria

Images of buildings which engage positively with the immediate topography were shown to stimulate ideas on split level housing, although it was not suggested that every design shown here is appropriate for the Kentish context!

Site 410



Simon Winstanley Architects, 'Deepstone', Portling, Solway Firth

Images of buildings which engage positively with the immediate topography were shown to stimulate ideas on split level housing, although it was not suggested that every design shown here is appropriate for the Kentish context!

Site 410



Denis Joelsons and Gabriela Baraúna Uchida, 'Half slope House', São Paulo, Brazil

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Site 410



Wilson McMullen Architects, 'Patterson House', County Antrim, Northern Ireland

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Site 410



unknown

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Site 410



The Wintles, Self Build community, Bishops Castle, Shropshire

This development by The Living Village Trust was referenced by one participant of the design forum, in relation to community focused housing being preferred over an “anonymous” developer-led scheme.

Site 410



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Site 410



Invisible Studio, Starfall Farm, Bath, Somerset

Examples of rural yet contemporary architecture were shown to stimulate ideas for Site 410.

Site 410



unknown

Examples of rural yet contemporary architecture were shown to stimulate ideas for Site 410.

Site 410



Rural Design, Isle of Skye, Scotland

Examples of rural yet contemporary architecture were shown to stimulate ideas for Site 410.

Day 3 Morning



Visiting Brenchley

The community returned to the Village Hall for the third day of the Design Forum.

We need to see Brenchley!

- Quick desk-top mapping exercise, plot out areas of focus and why (20 mins max)
- Car share over to Brenchley, park up at Memorial Hall
- Explore sites, photograph etc
- Back here for 12.30pm latest

This was the strategy set out for the morning of the third and final day.

Final push

- Draw up issues experienced in Brenchley
- Decide on last minute areas of focus
- Need to complete group work by 4pm so we can hit the deadline of 7.30pm this evening

This was the strategy set out for the morning of the third and final day.



The groups briefly drew up a plan of action for visiting Brenchley.



Visit to Brenchley...



Of particular interest was the potential redevelopment of the school site for new homes to fund a new school on the southern side of the main road. Here, the group explored the current school site and the land behind.

Existing school access



The land behind connects to the existing footpath network via a permissive path

**Permissive footpath
used by dog walkers**



**Access would have to be formalised
for new residential development**



Orchard to north of development site



landscape skyline to protect



The group then went to the other side of the main road, and looked south over the site identified for the new primary school. The land slopes south and a low-rise building could easily be accommodated in such a way to protect the skyline in the distance.

Proposed school site



The sports pitch, adjacent
to the Memorial Hall



**Brenchley Eagles FC would like
more picnic benches here**



All Saints Church

This land has been identified as the possible new sports pitch for the new school. However, the land is detached from the school site (not immediately adjacent) raising questions about access. It is also not level, raising questions about the technical feasibility of creating a level playing field.

**Proposed site for new
school sports pitch**



Permissive footpath along site



Exploring the rest of the village...



Site 406 lies behind the thick hedge line on the right of this image. The group went to see the site to better understand how it could be accessed. Access from Holly Bank itself appears unrealistic.

Steep level change along Holly Bank



Blind Lane is narrow and climbs up and away from the village. Would access to site 406 be possible from here?

Blind Lane



Site 34



Land beyond these gates at Walter's Farm has been identified as a potential development site (Site 34).

Site 34, south of High Street



Site 34

**Backland development with
long distance views**

Day 3 Afternoon



Draft Policy Topics

Participants relocated to the Matfield Pavilion to draw up their thoughts on Brenchley and begin drafting policy topics.

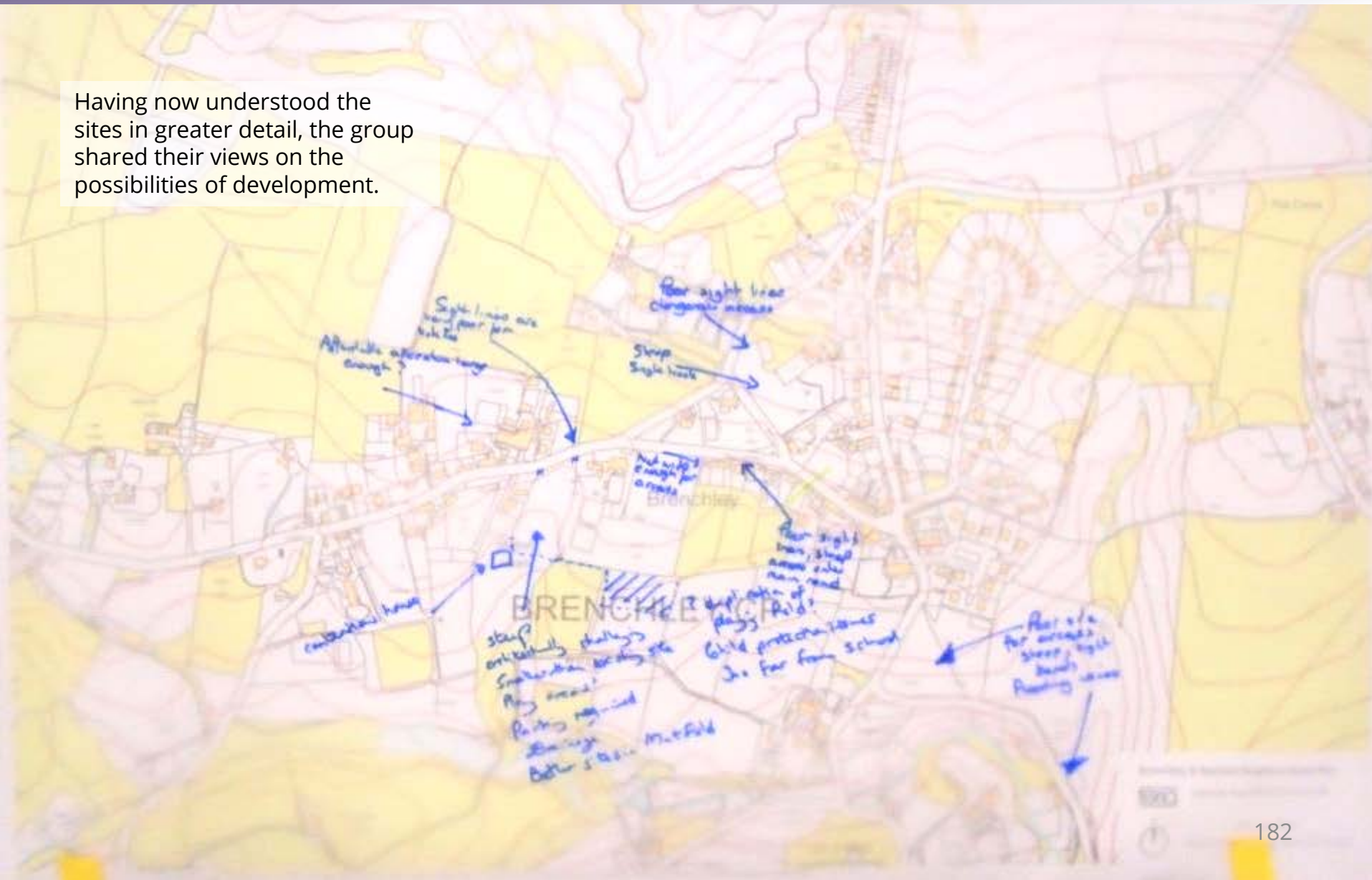
Drawing up ideas...

The groups discussed what they had seen in Brenchley.



Drawing up ideas...

Having now understood the sites in greater detail, the group shared their views on the possibilities of development.



Drawing up ideas...

Having now understood the sites in greater detail, the group shared their views on the possibilities of development.

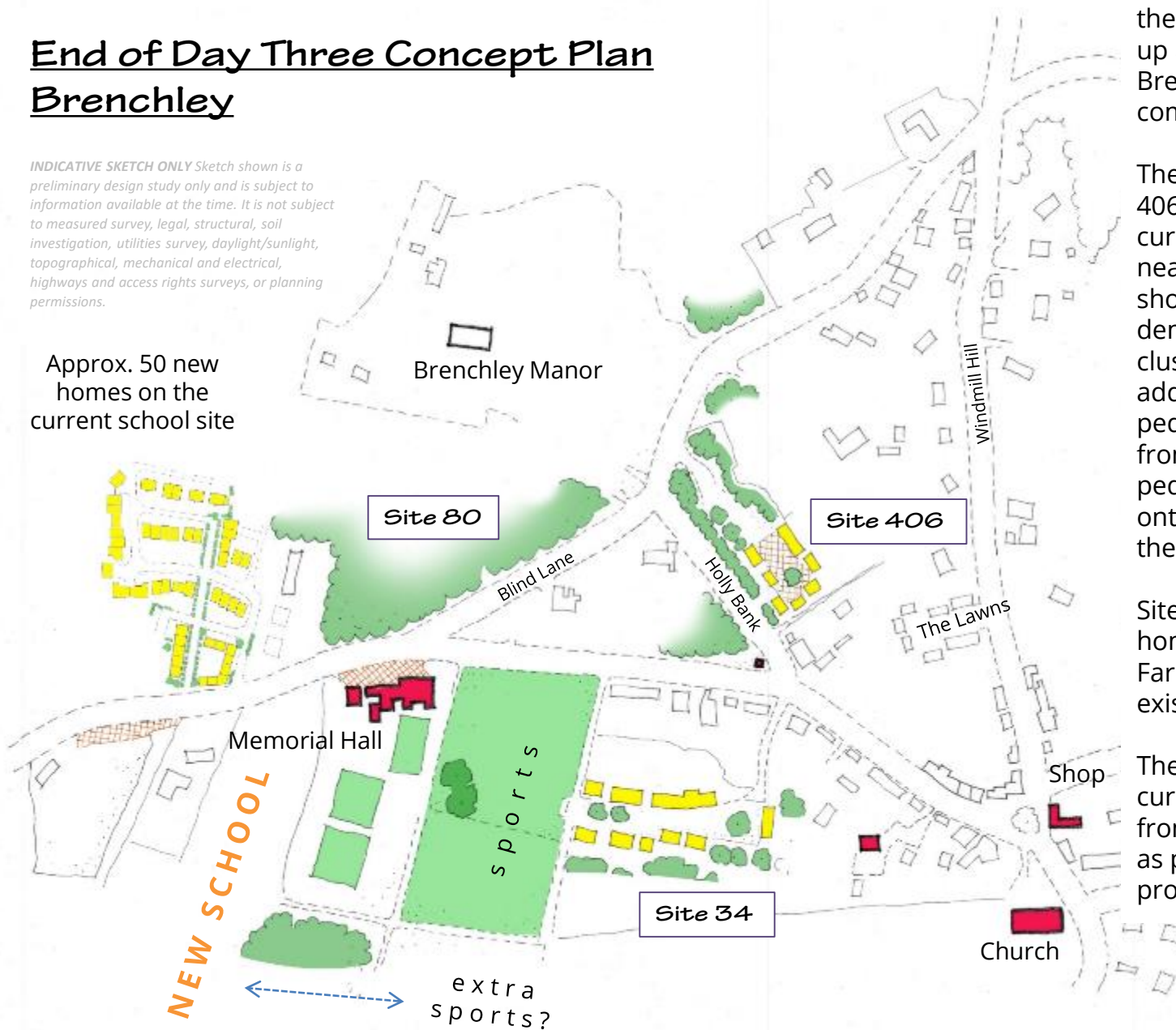


End of Day Three Concept Plan Brenchley

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Approx. 50 new homes on the current school site

NEW SCHOOL



Based on what was discussed, the Feria Urbanism team drew up a concept plan for Brenchley for testing by the community.

The new layout shown for Site 406 is simply a tracing of the current development of the nearby "Lawns" cul-de-sac to show the scale, and demonstrate how a small cluster of new homes could be added here. Vehicle and pedestrian access would be from Blind Lane to the north, pedestrian access could be onto Holly Bank (see gap in the hedge)

Site 34 shows a new street of homes accessed via Walter's Farm, leading towards the existing sports pitches.

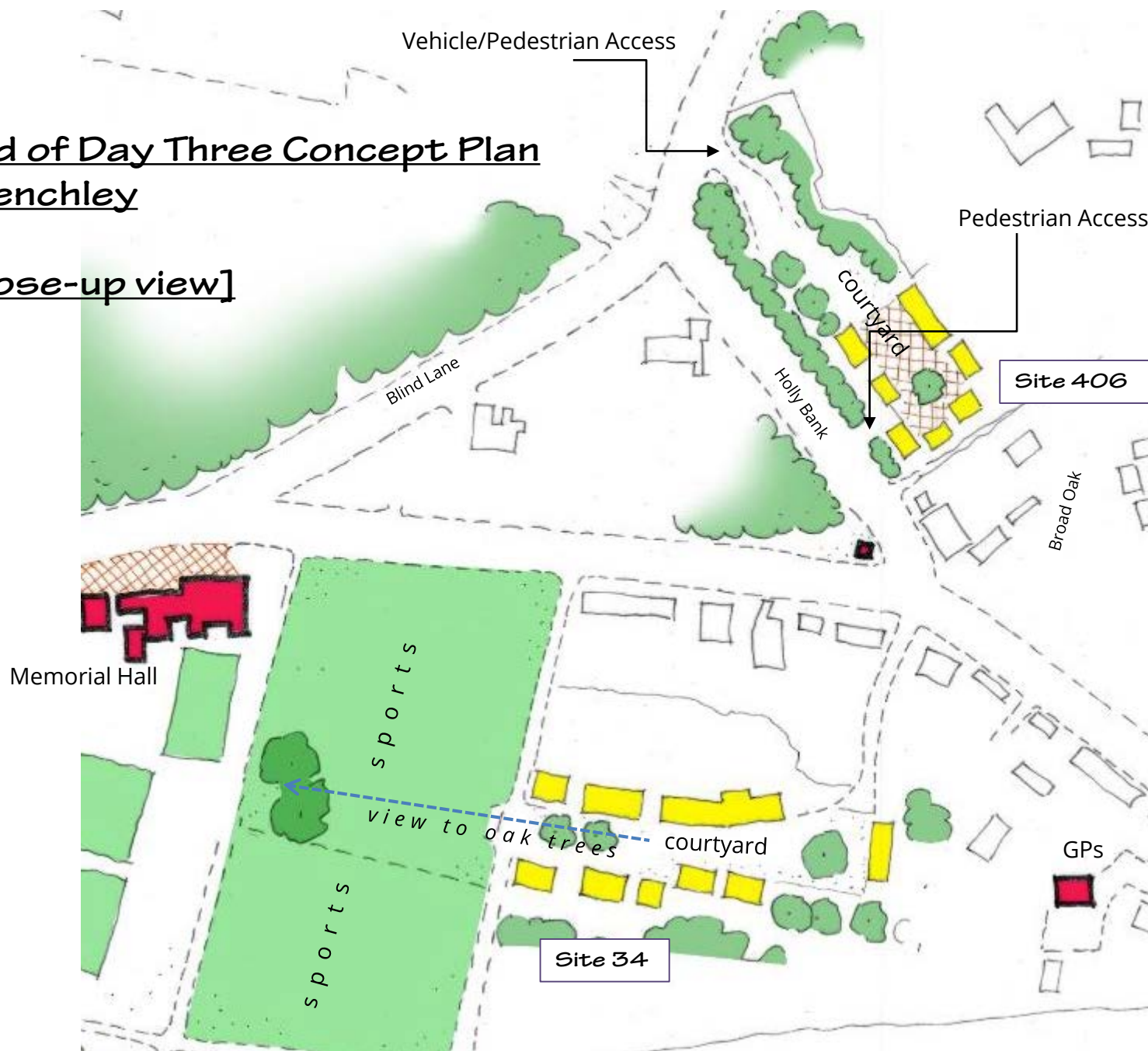
The layout shown on the current school site is taken from the architects drawings as presented by those promoting the development.



1:1250 @ A1
125 m

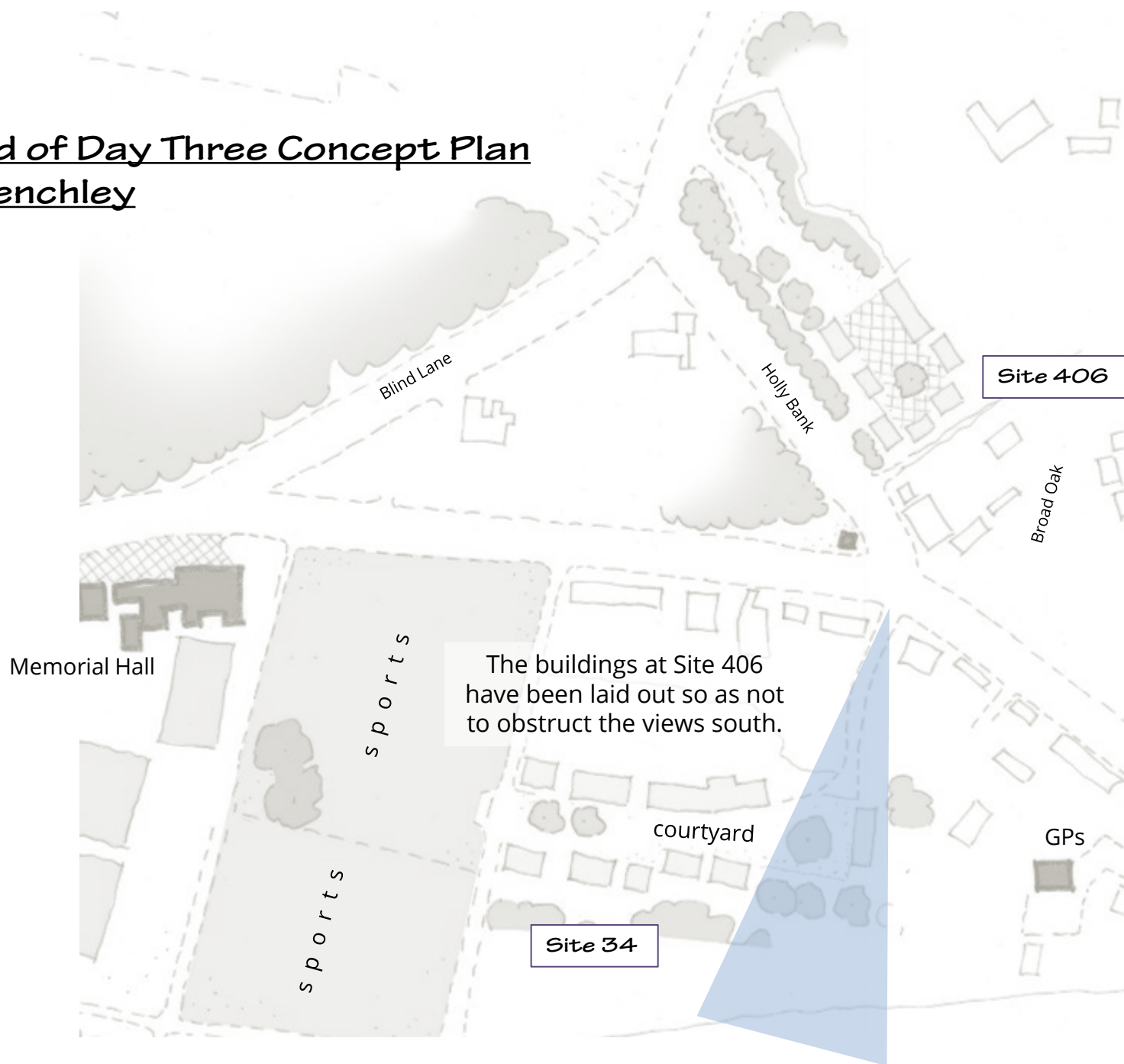
End of Day Three Concept Plan Brenchley

[close-up view]



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End of Day Three Concept Plan Brenchley



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This is the view south of High Street
that should not be obstructed.



Site 34, south of High Street

Six emerging policy themes for your Neighbourhood Plan

Access & Movement

Housing

Leisure & Recreation

Business & Employment

Design Quality

Community

These headings emerged from the three days as the key policy themes.
Site-based detail of each category can be read on the following slides.

Access & Movement

- Establish footpath & cycle route between Brenchley & Matfield to north & south
- Expand 30mph speed limit to edges of villages
- Introduce 20mph speed limit in village centres
- Introduce pedestrian crossings at key locations
- Provide a community shuttle bus with any substantial developments
- Allocate land for electric charging points within parking areas

Housing

- Provide mix of housing sizes and prevent smaller dwellings being developed into larger homes
- Provide affordable housing above required amount
- Facilitate a more co-ordinated approach between landowners
- Support for multi-generational community at existing school site
- Support for custom build homes at existing school site

Leisure & Recreation

- Establish social & sports hub around Gray's Café
- Increase pitch & picnic table provision for Brenchley Eagles FC
- Support for children's play areas around parish
- Green Gap policy, linked to new recreational routes

Business & Employment

- Encourage retail provision
- Encourage local employment – this would also sustain retail
- Support for working from home & small office units
- Improve phone signal & internet speeds – mast on church spire?
- Support for tourist accommodation

Design Quality

- Implement sustainable design, e.g. eco-builds & zero-carbon
- Use palette of traditional local materials
- Encourage contemporary design in certain locations
- Ask developers to present designs to Parish Council prior to application
- Consider better designed parking methods – garages are not always necessary

Community

- Support for new school
- Encourage clusters of social activity
- Establish community energy project
- Increase availability of local produce
- Establish Brenchley community garden/orchard /allotments – at site 18?

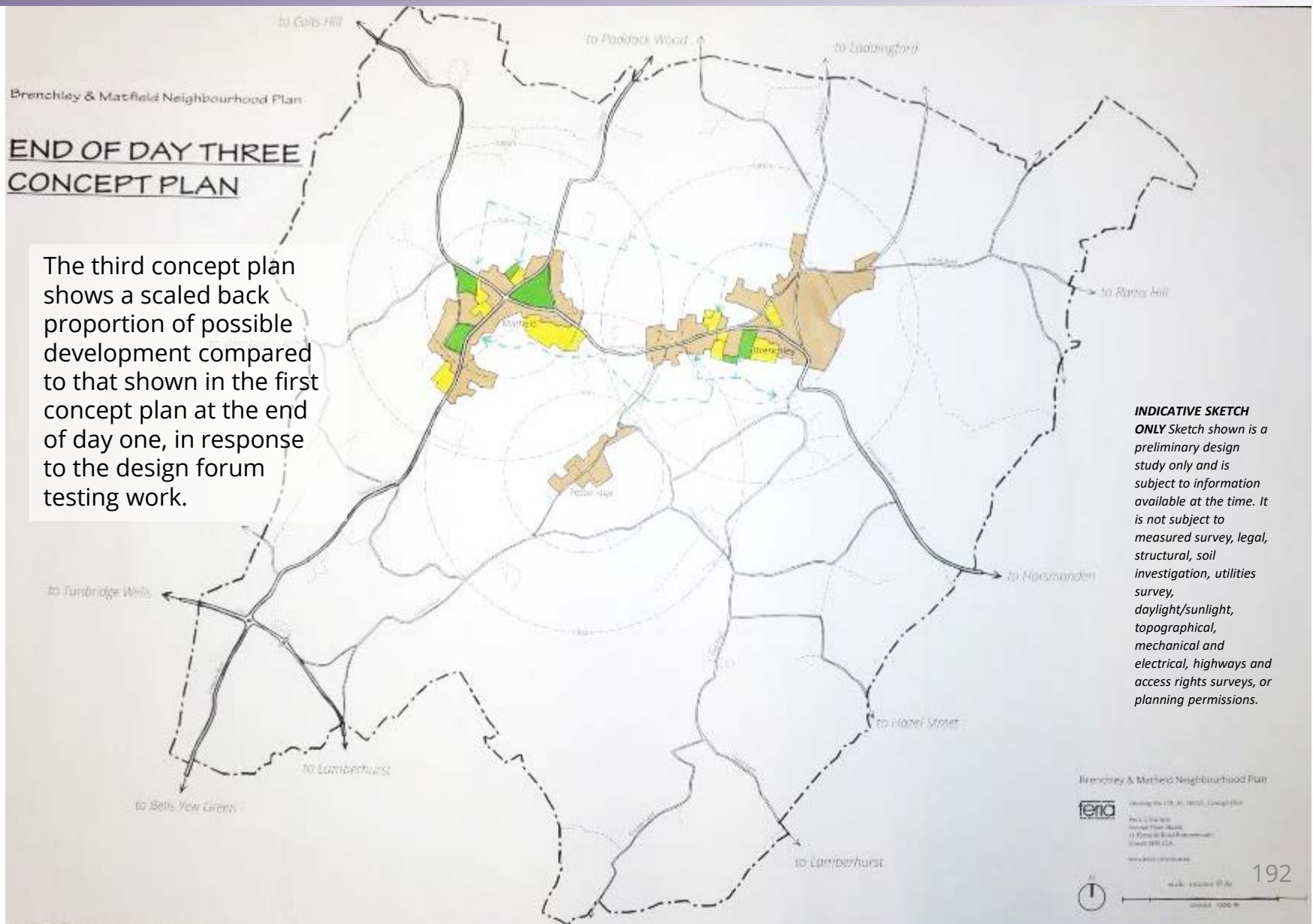
End of Day Three Concept Plan...

Brenchley & Matfield Neighbourhood Plan

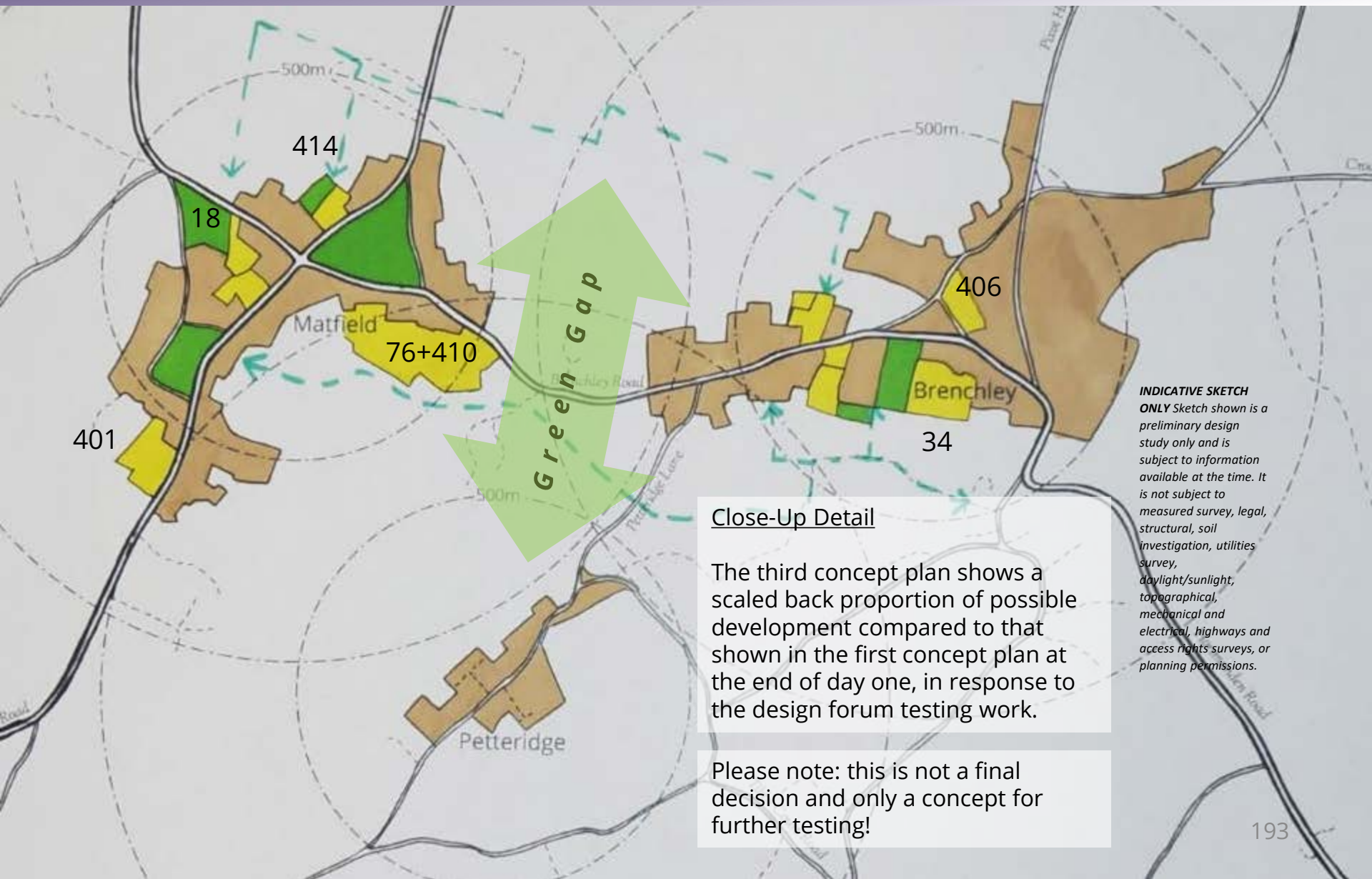
END OF DAY THREE CONCEPT PLAN

The third concept plan shows a scaled back proportion of possible development compared to that shown in the first concept plan at the end of day one, in response to the design forum testing work.

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End of Day Three Concept Plan...



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Close-Up Detail

The third concept plan shows a scaled back proportion of possible development compared to that shown in the first concept plan at the end of day one, in response to the design forum testing work.

Please note: this is not a final decision and only a concept for further testing!

So, what happens next?

- Over three days you now have a wealth of knowledge, ideas and material
- There is a **spatial strategy** that has been adjusted and revised is now emerging... *but is by no means final*
- This is supported by an emerging **policy structure** that provides a solid platform for future work

So, what happens next?

- More research needed to strengthen understanding of certain areas *e.g. business needs and demands*
- There will need to be site assessment work, more detailed appraisals before any sites can be formally included in your draft plan...
- ... but this has been an invaluable exercise in seeing how they all contribute to an overall vision for the parish

So, what happens next?

- Need to reflect on all the work so far and continue the dialogue started here
- TWBC will be publishing the next draft of its Local Plan in June – or “late summer”
- As a neighbourhood group, you should have a flexible plan or framework ready to respond to various TWBC outcomes

So, what happens next?

- Share the body of work you now have with the wider community... what do they think of the ideas from the last three days?
- Need engagement with TWBC... *show them the work produced and get their opinions asap*
- **Keep up the enthusiasm and momentum!**

Thank you

www.bandmnp.com

A reminder of the neighbourhood plan website was given at the end of the presentation. This slideshow and all other supporting documents can be found here.

feria
www.feria-urbanism.eu

Questions from the audience at the final presentation

- Q: Planners believe no-one has a right to a view – how can we address this?
- *A: This is correct. You have a right to light, but not a view. Before you, others lived on the edge, places are constantly changing. Important to emphasise community uses for open land on the edge e.g. orchards, which is a way of preventing future development on the site as trade off of other development. Important to understand landscape. Residents' views out of their window = harder to protect than public views from paths etc*
- Q: What is the timeline?
- *A: Now you have a framework of diagrams & policies; next step is to develop this more fully including site allocations...*

Questions from the audience at the final presentation

- *... (continued) and we think that TWBC will shortly be giving you numbers to work with. Once ready, the draft NDP will go out for six-week consultation where you and other organisations can comment. SG will revise NDP based on this; independent examiner will assess; then hopefully recommend for referendum. The tough part is imminent - making sure draft plan fits with the strategy in the TWBC Local Plan but you now have flexible framework to help steer this conversation.*
- *Q: If numbers come in that are higher than diagrams do you cram more in or move down the road?*
- *A: Blanket densities will not work; different sites will provide certain numbers based on site conditions and context; the flexible diagram leaves...*

Questions from the audience at the final presentation

- *... (continued) lots of opportunity to adjust numbers across the wider area. We accept all people may not be happy, but we have tried to “overprovide” so you can scale back which is easier than looking for more land later.*
- Q: Why hasn't anyone included Petteridge?
- *A: Growth here wouldn't necessarily bring with it the community infrastructure that could happen in the two main villages but we can still look into it though*
- Q: Petteridge used to be a vibrant community with three large businesses and a shop; if more homes did go there then there's nothing stopping us getting more businesses there too.
- *A: We agree, but more houses here may not necessarily deliver these new businesses*

Questions from the audience at the final presentation

- Q: Castle Hill used to be vibrant & is now just a rat run, don't ignore outlying settlements!
- *A: The NDP will need to consider the entire boundary of your parish; we focused on main development in Brenchley and Matfield these three days but more work will be done on other areas.*
- Q: How does the village envelope & settlement boundaries work with this?
- *A: NDPs have ability to redraw settlement boundaries. Some settlement boundaries lead to cramming that is unwelcome so new allocations on the edges can ease infill pressures.*
- Q: You mentioned Gedge's Hill, has it been granted planning permission?
- *A: No but it was advised that they include small workshops alongside the housing to give them a better chance of securing planning permission.*

Questions from the audience at the final presentation

- Q: Proposed children's play area is very good idea.
- *A: This will act as a focal point to assist way-finding and encourage use of the green route. We are aware west of 410 is vulnerable; so can we achieve restrictions on the rest of this land?*
- Q: You haven't mentioned anything about the roads & how you would improve them.
- *A: The messages that came out are that it is hard to cross the road. Traffic is strategic so the NDP cannot solve it directly. Furthermore, traffic-calming measures do not require planning permission as such so cannot be addressed directly in the neighbourhood plan policies, yet development can help fund such projects. Best approach will be giving people alternative options other than the car.*

Questions from the audience at the final presentation

- Q: Overwhelming emphasis was on residential not commercial and how do individual plots sit in?
- *A: The pressure is on residential in current climate, but we tried to offset this by including community infrastructure, including employment, where we can. NDPs must work on sites of six or more to guarantee deliverability. Housing policies would address windfall sites but cannot allocate sites for fewer than six homes.*
- Q: What about TWBC's option of garden village at Kipping's Cross?
- *A: We are aware of this but there has been no confirmation. Should that happen you might not need as much in Brenchley and Matfield. But this is still an unknown so we need to be prepared for other options.*

Questions from the audience at the final presentation

- Q: Shouldn't we be advocating this development outside of village?
- *A: There is a long wish list of improvements to the villages which needs funding through development so we tried to reconcile development pressure with the wish list. Quality of life at Kipping's Cross could be miserable and it will be very challenging to create proper village life there.*
- Q: What is the longevity of a NDP?
- *A: 10-15 years, but you can revisit after 5 years and refresh, tweaking policies if circumstances change. There will be at least 12/18 months work ahead until this plan is completed.*