

BRECHLEY AND MATFIELD PARISH COUNCIL

BRECHLEY AND MATFIELD NEIGHBOURHOOD PLAN

DRAFT FEBRUARY 2020



This preliminary draft will become the Pre-Submission draft for Consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012-2017.

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c. Text underlined throughout the draft plan indicates a document used in evidence, with a hyperlink to the document listed in Appendix 5: Evidence Base for Policies.	
d. In this preliminary draft, in order to have a manageable file size, the number of photographs in the document has been restricted.	

1. INTRODUCTION

Neighbourhood planning is a community-led process, introduced by the Government to encourage local people to shape and influence development where they live and work.

The Brenchley and Matfield Neighbourhood Plan will contribute to sustainable development by seeking improvements in economic, social and environmental conditions. The Plan sets out a vision and objectives for the parish through to 2036, along with a set of planning policies and a number of specific projects to maintain and improve the quality of life in our parish. Consideration has been given to how any potential adverse effects arising from development proposals may be prevented, reduced, or offset.

As required by law, this Neighbourhood Plan conforms to national policies; is consistent with the current draft version of Tunbridge Wells Borough Council's Local Plan; aims to contribute to the achievement of sustainable development; and is compatible with human rights and EU obligations. The Neighbourhood Plan will be accompanied by a schedule of the Evidence Base for the Plan, a Consultation Statement, a Basic Conditions Statement that demonstrates the Plan's conformity with required laws and policies, and a Sustainability Statement.

What you will find in this Draft Neighbourhood Plan

- Background information on the main characteristics of the Parish, including its population, landscape and historical contexts, its existing services and facilities, and local economy (Section 2).
- Summaries of how the Plan fits into the framework of regional and national planning, policies and law, and of the challenges that the parish faces (Section 3).
- A statement of the proposed Vision for the future of Brenchley and Matfield followed by strategic objectives in six areas (Section 4).
- More detailed objectives for each strategic area, with a table linking these to the policies set out in the Plan (Section 5)
- Specific policies for each of the six strategic areas (Section 6)
- An outline of proposed Community Action Projects and sources of funding (Section 7).
- An outline of arrangements for implementation and monitoring of the Plan (Section 8).

There are five Appendices:

- A description of the national and regional planning framework (Appendix 1)
- Maps of the sites allocated by TWBC in the Draft Local Plan (Appendix 2)
- The Government definitions of Affordable Housing (Appendix 3)
- Photographs and descriptions of the views to be protected (Appendix 4)
- Links to the Evidence Base for the Neighbourhood Plan (Appendix 5)

The Preparation Process

The preparation of this Neighbourhood Plan has been led by a Neighbourhood Plan Steering Group (NPSG) appointed by Brenchley and Matfield Parish Council, who have overall responsibility for the Plan. The NPSG has been supported in its work by Fera Urbanism, a professional design and planning practice and by Lindsay Frost, an independent planning consultant.

Work on the Brenchley and Matfield Neighbourhood Plan began in September 2017, when the designated boundary for the Brenchley and Matfield Neighbourhood Plan, which is the same as the parish boundary, was approved by Tunbridge Wells Borough Council.

The Plan has been prepared through extensive community consultation, in order to benefit from as many ideas and comments as possible. There are areas of divergent views but the aim has been to build as broad a consensus as possible. The main events to encourage community involvement have been:

- Two Visioning Events, held on 21st and 22nd February 2018, identified key issues that the Plan needed to address.
- A three-day Design Forum held on 20-22 March 2018 explored ideas for future development and their implications for the parish. Displays were mounted each evening and a final meeting summarised the outcomes.
- The publication of an Interim Report in November 2018 was a key milestone. This covered the work to date, including the Visioning Event and the Three-day Design Forum and the work of the NPSG. The report also set out six emerging policy themes.
- An evening meeting was held on 8 November 2018 to inform local residents of the work so far, the contents of the Interim Report and to introduce the emerging policy themes. Drop-in sessions were run on the following two days for those unable to attend the meeting. Comments were also sought through online and social media.
- Two further community drop-in events were held in February and March 2019 to seek further views of the community on the draft work.

There will be further public consultations as the process continues, the first being on this draft prior to submission to the Borough Council.

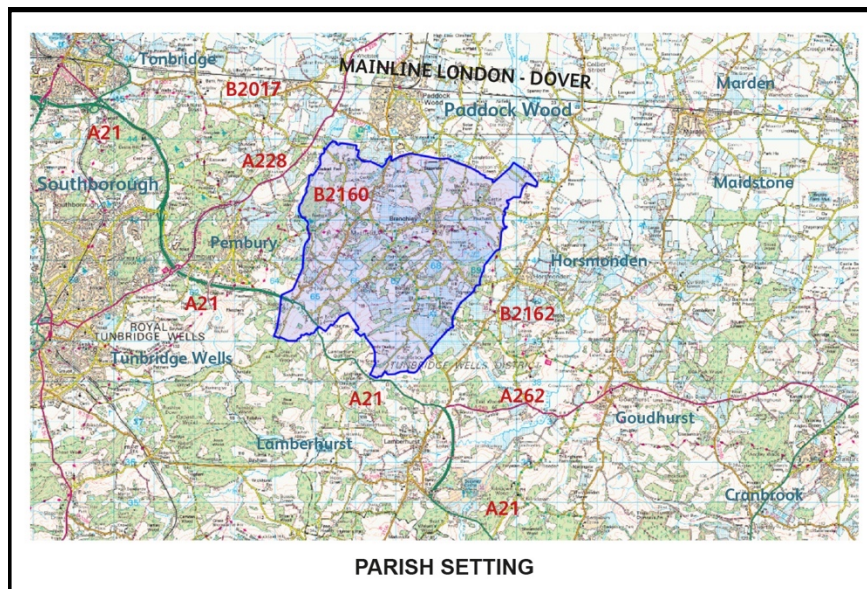
Alongside community consultation, there has been regular dialogue with Tunbridge Wells Borough Council to ensure that emerging plans took proper account of national and local policy and that in preparing the Local Plan, the Borough Council were fully aware of views emerging from the Neighbourhood Plan process.

The Vision Statement, Objectives and planning policies for the Neighbourhood Plan have been developed through this process.

2. BACKGROUND ON THE PARISH

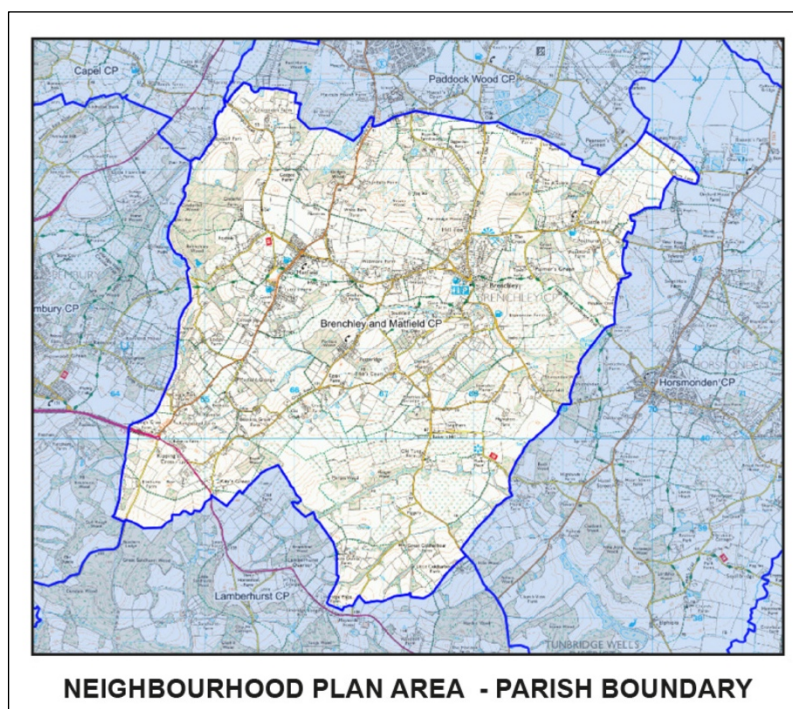
Location and Population

Brenchley & Matfield Parish is one of sixteen civil parishes in the borough of Tunbridge Wells. It lies seven miles north-east of Tunbridge Wells, eight miles south-east of Tonbridge and two miles south of Paddock Wood. The parish has an area of 22km² and its 25km perimeter is shared with the neighbouring parishes of Paddock Wood, Capel, Pembury, Horsmonden and Lamberhurst.

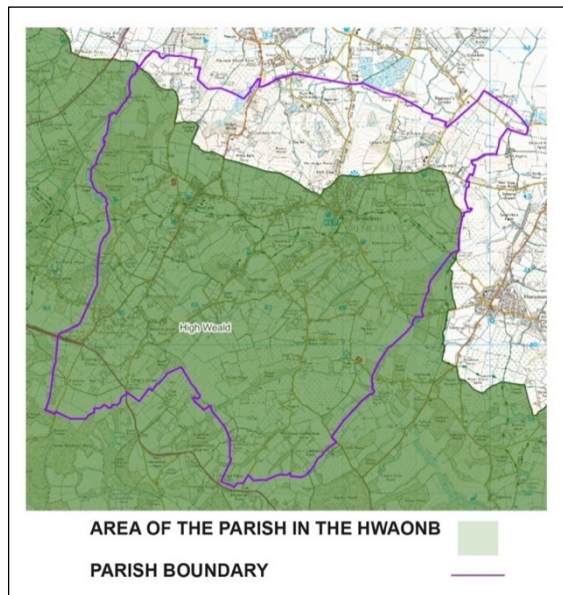


The A21 crosses the SW area of the parish, providing a road link to London, the coast and the national motorway network. The nearest rail station is at Paddock Wood, two miles to the north, with direct services to London, Maidstone and Strood and the South-Eastern coast, and connections through Tonbridge to the South coast.

In 2011 the population was 2863, with an average age of 43 years, in 1164 households. Brenchley and Matfield are the two main villages. Smaller settlements include Petteridge, the largest, with hamlets at Castle Hill, Keys Green, Kippings Cross, Market Heath, Mile Oak, Chantlers Hill, Walnut Tree and Tibbs Court.



High Weald Area of Outstanding Natural Beauty (HWAONB)

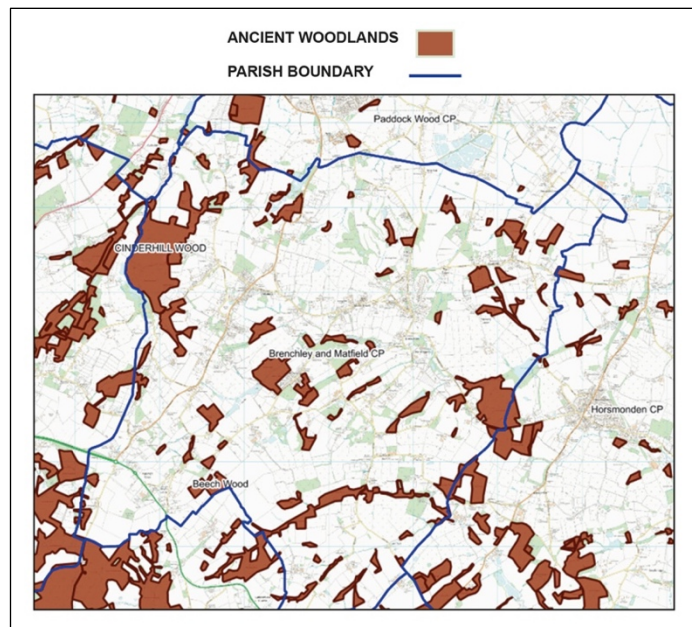


Around 77% of the parish lies in the High Weald Area of Outstanding Natural Beauty, its northern boundary running along the ridge of the High Weald escarpment. The northern area of the parish lies outside the HWAONB but within the High Weald National Character Area and defines the transition zone into the Low Weald Area.

Landscape Context

The Parish lies in the northern part of the High Weald in gently undulating land, traversed by streams draining north-easterly to the Teise or Medway. The surface geology consists of Tunbridge Wells sandstone, with the underlying Wadhurst Clay outcropping where it is uplifted by faults and folds in the rocks. The settlements of Brenchley, Matfield and Castle Hill follow the sandstone ridgelines of the long northern High Weald hill (escarpment), which slopes steeply down through the transition zone to the more open Low Weald area. Mile Oak lies in the Low Weald, with other settlements lying in the broad plateau area of the High Weald and dominated by orchards and woods interspersed by arable fields and pastures. The parish is identified as lying in the Kent Fruit Belt Landscape Character area.

Historically the parish was heavily forested but areas of trees were cleared in Roman times to fuel the smelting of iron deposits in the Wadhurst Clay. Edward Hasted in 1797 described the landscape of the parish as being 'wooded especially around the edges, with old-fashioned timber farmsteads sited around small forstals and greens, with wide verged and green-swarded bye roads, deep and miry in winter'. Hasted was describing a medieval landscape which had remained relatively unaltered for centuries. Ancient woods and woodlands are still prevalent in the parish today. At least 27 woods are over 180 years old and are mentioned in the 'Brenchley Tithe Award Schedule of 1838', while another 11 woods feature in the 'Ordnance Survey 6 inch map of 1888-1913'.



Iron working continued on a small and sporadic basis up until the fourteenth and fifteenth centuries when, with the introduction of water power, the High Weald became a centre of heavy industry. Furnace Pond, in the east of the parish, was the site of one of the major foundries in the area. The subsequent decline of the iron industry, caused by the development of coal-based technologies, coincided with the arrival of Flemish weavers, who introduced the cloth trade and sheep-raising.

By the beginning of the 19th century orchards and hop gardens were being laid out across the parish. The coming of the railway to Paddock Wood in 1842, and later to Horsmonden in 1892, provided a transport system

to mobilise a labour force and deliver fresh fruit to markets. Large groups of irregular medieval and early post-medieval field systems were swept away as regular-shaped orchards and hop gardens were established, strongly shaping today's landscape character. Some of the older orchards were laid out within the existing field patterns, preserving the pattern and field boundaries and allowing medieval field systems to survive. In the late 20th century hop gardens had largely disappeared, while many orchards were grubbed out and replaced by soft fruits, vineyards, grazing pastures or arable land. Modern paddocks are a feature around settlements, together with larger gardens associated with converted farmsteads or large detached country properties.

The plateau area of the High Weald is cut by an intricate system of steep-sided narrow streams (ghylls). The wooded ghyll valleys characteristically support ancient semi-natural woodland vegetation, often with high biodiversity value. The streams were dammed in places, forming numerous ponds and many of these are used as fishing lakes nowadays.

The ghyll valleys are crossed by ancient drovers' routes, characterised by sunken lanes with woodland verges. These routeways enabled the seasonal movement of animals for feeding in pastures or 'dens' in the forest, leading to the development of permanent dispersed settlements. Between 1709 and 1767 four Turnpike Acts set up trusts which turnpiked the major roads in the parish. Houses, business premises and farms such as the Blue Boys at Kippings Cross were adapted as inns to service travellers on these roads. Tollgates and toll houses were installed, of which Paygate Cottage at the junction of the Horsmonden Road with Fairmans Lane, is a remaining example.

The landscape of the parish has a mix of historic and more modern farmstead buildings, including former barns and oast houses, reflecting a working and cultivated landscape. Buildings are generally well integrated into the landscape, in scale with the surrounding mature trees and native hedgerows. Many buildings reflect the local housing character (vernacular) of the Weald, with timber-framed buildings protected by weather boarding, lime render or tiles. The red brick clays of the Weald were used to produce bricks and tiles, with Kent peg tiles common on walls and roofs. Tunbridge Wells Sandstone was used as a building material for the more prestigious buildings, such as churches and large country houses.

Historical Context

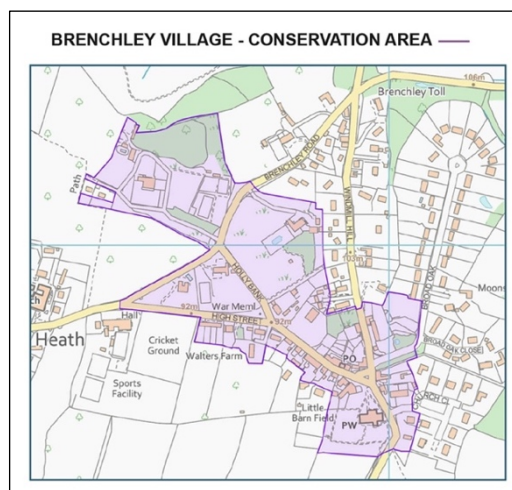
Although there is evidence of Roman iron-working in the area, the earliest identified settlement in the parish is an Anglo-Saxon Ringwork at Castle Hill, protected as a scheduled monument. Brenchley began as a small clearing in the forest, which developed into a hamlet centred on All Saints' Church. All Saints' was constructed in 1233 and is believed to be on the site of a former chapel attached to the Parish Church of Yalding.

The parish has 166 listed buildings, of which three are Grade 1 and fourteen are Grade 2*. Many of the listed buildings lie in the Conservation Areas in the centres of Brenchley and Matfield. In the 19th and early 20th Centuries several gardens and ornamental parklands were created, with Marle Place, Crittenden House, Brattles Grange and Brenchley Manor being listed in the Kent Compendium of Historic Parks and Gardens.

Brenchley

The small village square is surrounded by picturesque historic buildings, some dating from the 15th century, contained within a larger Conservation Area which also includes considerable green areas.

In the south of the Conservation Area lies the Grade I listed All Saints' Church and its churchyard, containing ancient yew trees and many listed tombs and features. In the north-west lies the Grade 2* Brenchley Manor (formerly the Old Parsonage), including a walled garden with a 16th century renaissance archway (Grade 2*) and an ancient oak known as the 'Domesday oak'. Between Brenchley Manor's grounds and the Limit to Built Development of the village lies an arcadian area on either side of Holly Bank, largely hidden from view by tall hedges, leading down to the War Memorial



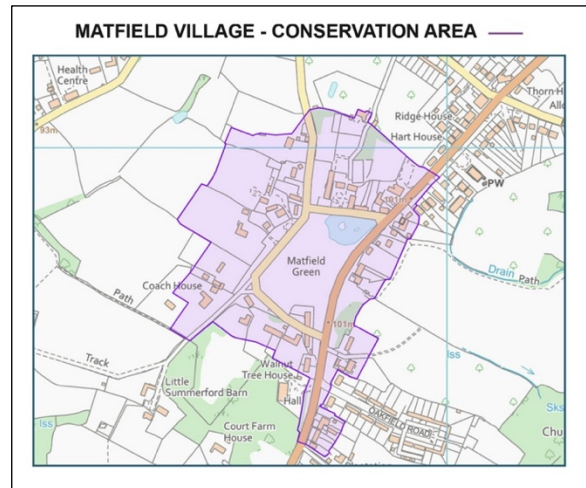
Green. Smaller green areas of landscape importance within the Conservation Area are the garden of the recently built Burford Place, the Jack Verrall Memorial Gardens, which frame an important view of the Grade 2* listed Old Palace, and the green area behind the Grade 2 listed Little Broad Oak (Old Broad Oak).

In the early 20th century there was just a small amount of new building in Brenchley. Windmill Hill, Pixot Hill, Porter's Wood and Broad Oak were developed after 1930, while more recent developments after 1970 included Church Close, The Lawns and Broad Oak Close. The most recent development provided seven affordable homes at Market Heath.

Matfield

The original village of Matfield was centred on the village green and around Standings Cross. The historic centre of the village is a Conservation Area. At its heart is the largest village green in Kent, also registered as a common, offering highly valued views from all directions. The north-eastern part of Matfield Green includes a large pond and avenue of limes. East of the Maidstone Road, largely opposite the village green but extending further south, lies The Drying Ground, which is registered as village green.

Surrounding Matfield Green, along Maidstone Road and Maycotts Lane, are many listed buildings, the most notable of which is the Grade I listed Matfield House, together with its Grade 1 listed Stable Block with Clock Tower. Other buildings are typical of the farms and cottages that grew up around commons, together with the hostleries and other businesses that served not only villagers but also travellers on roads that were turnpiked. The houses and gardens on the southern and western sides of the village green form an arcadian area, designated in the 'TWBC Draft Local Plan August 2018'.



Matfield's Conservation Area is increasingly seriously affected by the volume and speed of traffic along the Maidstone Road. Parked cars along the Maidstone Road also detract from the appearance of the Conservation Area.

Another area of historical importance within the village of Matfield is the area around Standings Cross (shown as Matfield Cross on old maps), which contains several listed buildings and which some residents have suggested should be included in the Conservation Area. Further south, Ebenezer Baptist Chapel, rebuilt in 1937, is located in the village. St Luke's Church, on the southern outskirts of the village, was constructed in 1876 and encouraged further housing development nearby.

After 1930, the east side of Maidstone Road was developed and ribbon developments were built along Foxhole Lane and Coppers Lane. Since 1945 houses have been built at Oakfield Road, Chestnut Lane, Birch Close, Central Villas and Webbs Orchard. In the 1970s, planning approval was given for a permanent 6-plot residential Gypsy and Traveller site at Cinderhill Wood. Most recently, Wish Close was built in 2010 to provide six affordable homes.

Existing Services and Facilities

Introduction

Brenchley and Matfield Parish has an active community, with more than twenty-five clubs and organisations catering for all ages and interests. The parish website provides information for residents and visitors on the Parish Council, local services and facilities. Each village has a popular Facebook page, while Roundabout magazine, produced monthly by a team of volunteers, provides printed and online information on local events and issues.

There are numerous annual parish events, including fetes, church festivals, concerts, the Horticultural Society Spring and Summer Shows and Brenchley Fireworks. Regular activities include coffee mornings, films and talks,

walking groups, book groups and knit-and-natter. This wide range of activities and numerous opportunities for social interaction help make the parish a desirable place to live, work and visit.

Retail

Although the number of shops in the parish has significantly declined, Brenchley still has a Post Office/newsagents also selling groceries, while Matfield has a part-time Post Office in the mornings at Matfield Village Hall. Each village has a butcher's shop selling meat, eggs, cheese and fresh produce and there is a Farm Shop on Knowle Road. At Kippings Cross, where the A21 crosses the southern end of the parish, there is a petrol station with a small M&S food store and a fast-food restaurant.

Health services

There is a surgery/dispensary in the centre of Brenchley and the practice runs a second medical centre in Horsmonden. In 2020 the practice had four GPs, two nurses, a health care assistant and five dispensers. Brenchley Dental, offering both NHS and private dentistry, is situated at Market Heath. In 2020 the practice had eight dentists, six dental nurses and four hygienists.

Volunteers linked to All Saints' and St. Luke's churches provide Ready Call services to take residents to medical and dental appointments in the parish and at local hospitals.

Schools and Nurseries

Brenchley & Matfield Church of England Primary School is a one form entry school situated west of Brenchley village at Market Heath. Brenchley Pre-School rents premises on the same site and offers nursery and pre-school sessions from two years of age. Kindersersity Day Nursery, based at Brenchley Memorial Hall, offers day care for children aged 0-5 years, as well as breakfast, after school and holiday clubs for children up to 11 years of age.

Churches, Halls and Meeting Rooms

All Saints' Church in Brenchley, Ebenezer Strict Baptist Chapel in Matfield and St Luke's Church in Matfield offer places of worship and venues for concerts, talks and meetings.

Brenchley Memorial Hall has a main hall in which social events and meetings can be held. Its Meeting Room is available for rental and also houses the Parish Archive, which is open twice a week. The Scout Hut in Brenchley provides a base for scouting activities and is also available for rental, as is the main hall of the Primary School when it is not required for school activities. All Saints' and St. Luke's hold joint Café Church services in the school, which also provides a venue for the LOGS Youth Group.

The more modern Matfield Village Hall offers both a Main Hall and Meeting Room. The WI, Brownies, History and Horticultural Societies meet here regularly. Matfield Pavilion, owned by the Parish Council, is used for Parish Council meetings and as a Parish Office, besides being rented by Matfield Cricket Club, youth groups, Girl Guides and for small community events.

Pubs and eating places

The Little Bull Café in Brenchley village centre and Grays Café at Brenchley Memorial Hall are open during the day for meals and refreshments. There are five public houses: The Halfway House, just south of Brenchley village centre; The Hopbine Inn in Petteridge; The Castle Inn, in Castle Hill; the Star in Matfield and the Poet restaurant/pub, also in Matfield. A mobile fish and chip van visits Matfield one evening each week.

Sports and Recreation

Brenchley Memorial Hall and Matfield Village Hall both offer a range of exercise classes that promote health and well-being for all age groups. The village halls are privately owned by their respective Charities and administered by Trustees.

Sports facilities for cricket, football, bowls, tennis and squash are available at Brenchley Memorial Hall Grounds, which are home to a number of sports clubs. The grounds are landscaped, with numerous benches on the Centenary Field to enjoy far reaching views of the High Weald. To the east of Brenchley village is Castle Hill Cricket Club, with a large pitch and pavilion, providing playing opportunities for both adult and youth teams.

In Matfield, outdoor activities are centred on Matfield Green, which is owned by the Parish Council. The Green is home to Matfield Green Cricket Club and boasts a croquet lawn and a stocked pond that provides fishing for

the under-12s. The Parish Allotments are situated in Matfield and provide a healthy leisure activity for those parishioners who wish to grow their own produce.

There is a recreation ground and a small children's play area, owned by the Parish Council, at Market Heath in Brenchley. The play area was renovated in September 2019 and further improvements in play facilities are planned. Porter's Field in Petteridge, also owned by the Parish Council, provides a large recreational area with rustic play equipment in a rear wooded area. There is no playground in Matfield.

Cinderhill Community Wood, a mile from Matfield village centre, is leased by the Parish Council and managed by the Kent High Weald Project. It offers a 12 hectare area in which to explore heathlands and grasslands, ancient woodland and streams, with a well-managed network of paths and permissive bridleways. The football pitch at the entrance to Cinderhill is not currently in use. The adjacent Brenchley Wood Nature Reserve, accessed from Foxhole Lane in Matfield, is a 14 hectares secluded beech and oak ancient woodland, rich in wildlife and archaeology.

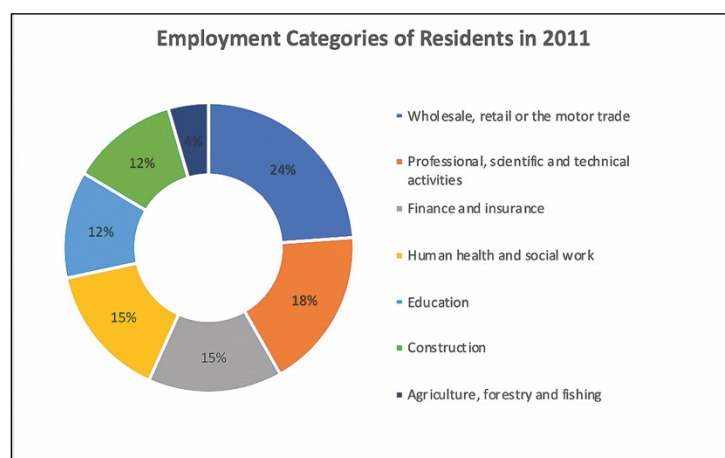
An excellent network of footpaths, including the High Weald Landscape Trail, links various parts of the parish and enables walkers to enjoy the landscape, flora and fauna in all seasons. There are few bridle paths in the parish, although horse riding and equestrian facilities are a significant feature of the parish. Matfield & District Riders' Association organises permissive rides with local landowners and events for a range of ages and abilities. National Cycle Route 18, from Canterbury to Royal Tunbridge Wells, runs through the landscape of the High Weald but is entirely on-road as it traverses the parish.

Local Transport links

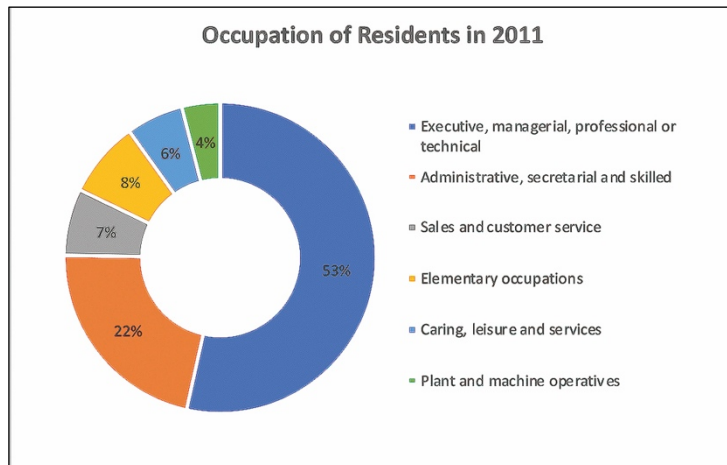
Several bus routes pass through the parish but have limited scheduled services. Bus Route 6 links Matfield to Maidstone, Paddock Wood and Tunbridge Wells, with no services in the evening and only four on Sundays. Bus route 297 links Brenchley and Matfield to Tenterden in the East and Tunbridge Wells in the West, with the last departure from Tunbridge Wells at 19.20pm and no service on Sundays. Bus route 296 links Brenchley sporadically to Paddock Wood, Horsmonden and Tunbridge Wells, with three daytime services on Mondays and Thursdays and two on Saturdays. For London commuters, Centaur offers a coach service from Matfield into London, with two services each morning and evening.

Economy

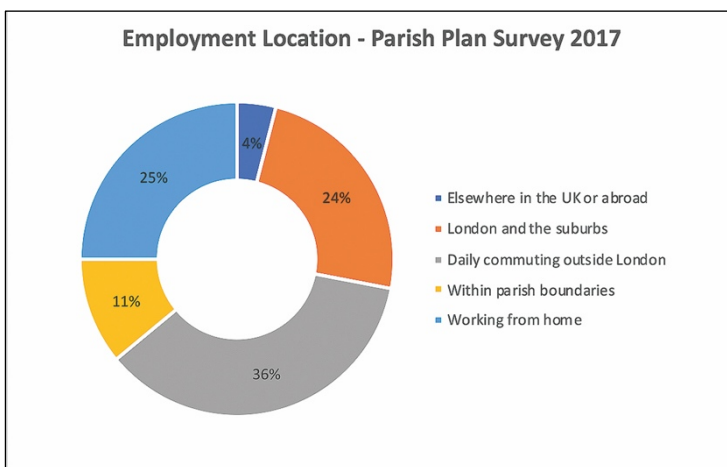
From official labour market statistics published by Nomis for Brenchley and Matfield Parish, the 2011 Census indicated a similar pattern of employment and economic activity in the parish to that in other rural English village areas, with the exception of a relatively low unemployment rate of 2%. 71% of residents aged 16 to 74 were economically active and 67% were employed. The economically inactive group included 16% retired, 6% homemakers and 6% students. Within the employed group, 34% were full-time, 19% were self-employed and 13% were part-time. 36% of those aged 16-74 held Level 4 qualifications or above (which include degrees, NVQ 4 or 5, HND or professional qualifications), while 17% had no qualifications.



The pattern of employment categories of residents in 2011 was similar to other English villages, with land-based occupations declining to only 3% of the population.



Employment in executive, managerial, professional and technical roles was 54% in 2011, compared to an average of 47% for all English rural villages, suggesting a higher level of employment outside the parish compared to other rural villages.



The adjacent pie chart, from the 2017 Parish Plan Survey, shows the working locations of the respondents. 61% worked outside the parish and, of those that worked within the parish, 24% worked from home.

3. STRATEGIC CONTEXT AND CHALLENGES

Strategic Planning Context

The Brenchley and Matfield Neighbourhood Development Plan has to be prepared in general conformity with both national and local planning policy. At the national level, these policies are set out in the '[National Planning Policy Framework](#)' (NPPF) published in February 2019. At the local level, they are the 'saved policies' of the Tunbridge Wells Borough '[Local Plan \(2006\)](#)', Tunbridge Wells Borough '[LDF Core Strategy \(2010\)](#)', Tunbridge Wells Borough '[Site Allocations Plan \(2015\)](#)' and the Kent Waste and Minerals Plan (2016). The earlier plans produced by Tunbridge Wells Borough Council will be superseded by the new Tunbridge Wells Local Plan once this has been completed and formally adopted.

The Neighbourhood Plan also has to take account of a range of statutory planning designations which give legal protection to a number of features of the natural environment and the built heritage in the parish.

More detail on this context for planning can be found in Appendix 1.

Strategic Challenges

The future vision, objectives and policies for the parish have been developed in the context of a number of strategic challenges and opportunities, from the global to the local level. In summary, these include:

Pressure for increased development

Central Government requirements to accelerate house building are a threat to the rural character of the parish. At the same time, by ensuring that the housing that is built reflects community needs, there is the opportunity to address issues of affordability, starter homes and down-sizing.

Climate Change

The threat from climate change has emerged as a crucial concern for the future of the planet. The need for urgent action globally and from national governments is reflected in both the UK Parliament and Tunbridge Wells Borough Council recognising climate change as an emergency. But there is also a pressing need for action at the local level, both to do what can be done to reduce our impact on the climate and to respond to the challenges that climate change will bring.

Environmental degradation

Climate change is not the only environmental challenge. Others include flooding, biodiversity, pollution by plastic and other materials, and increased pressure on natural resources, notably water. All of these are issues where there are opportunities for the community to help tackle the problems at a local level.

Social and Economic change

Life in the parish has changed considerably, encouraged by technological change. Past trends for people to travel further to work are now offset by greater potential to work at home. Alongside this, greater mobility and online shopping have led to the demise of many local shops, and pubs too are closing as drinking patterns change. The population is ageing and the focus on parish-level community institutions and activities has declined. Paradoxically, communities are both more outward-looking and more insular. The future nature of the parish as a community depends on responses to these trends.

4. VISION STATEMENT AND STRATEGIC OBJECTIVES

Vision Statement

Brenchley and Matfield will embrace sustainable change and development that conserves and enhances the special qualities of the parish's AONB landscape and built heritage, promotes the economic and social welfare of the community, encourages demographic balance and recognises the need for action on climate change.

Developments will adopt AONB design criteria, respect conservation areas and avoid ribbon development and large scale estates. They will provide suitable housing at an affordable cost, especially to young families and the elderly, enabling those who wish to remain in the parish to do so. This includes enabling young people to get on the property ladder, for example through shared ownership housing.

Increased traffic levels will be mitigated by encouraging sustainable travel, through measures to improve pedestrian and road safety and by encouraging walking, cycling and community transport.

In recognition of the growing need to address climate change, the Plan promotes measures to mitigate and prevent any further environmental damage, e.g. through seeking the highest building standards and encouraging community initiatives.

Current community provision for leisure will be maintained and enhanced, for example through the provision of additional play facilities and activities for young people, as well as addressing the isolation of older residents.

Strategic Objectives

Six strategic objectives support this Vision and provide a framework for Neighbourhood Plan policies:

1. Housing

To ensure that housing development meets the needs of families and older residents, including for affordable housing, while preserving the essential character of the parish.

2. Business and Employment

To stimulate business, employment and new investment by supporting continued availability of sites and improved infrastructure and by being responsive to the changing needs of new ways of working.

3. Design

To ensure that development respects design traditions of the area while being open to sympathetic but innovative design and to ensure the highest standards of sustainability in any new build.

4. Landscape and Environment

To conserve and enhance the special natural environment of the AONB and neighbouring areas and the parish's rich historic built environment, and to take action on climate change and other environmental challenges.

5. Access and Movement

To provide access to safe, sustainable transport options that encourage alternative modes of transport to the private car, and mitigating parking stress and the effects of increased traffic volumes created by new development.

6. Community, Leisure and Recreation

To maintain and improve the availability and quality of local community services.

5. OBJECTIVES AND THEIR LINK TO POLICIES

More detailed objectives and policies have been developed for each of the Strategic Objectives. The table below lists objectives for each area and indicates the policies that support them.

Objectives	Related policies
Housing	
<ol style="list-style-type: none"> 1. To focus new development within the Limits of Built Development to limit encroachment on the AONB 2. To retain and enhance the character of the parish 3. To limit coalescence of the villages so as to maintain the character and identity of the villages and hamlets 4. To secure within Section 106 Legal Agreements benefits to the Parish 5. To give priority to smaller units of 1, 2 & 3 bed properties to meet housing needs, rather than larger properties. 6. To meet the housing needs of the increasing population of older residents 7. To deliver a range of Affordable homes with priority for local people with family or work connections 8. To meet the essential housing needs of rural enterprises 9. To ensure that windfall, infill, conversion and extension developments are consistent with maintaining the character of the parish 10. To meet demand for self-build sites 11. To ensure good practice in construction 	<p>H1, H9</p> <p>H1, H2, H3, H9 H1</p> <p>H3 H4</p> <p>H5 H6, H7</p> <p>H8 H9, H10, H11</p> <p>H12 H13</p>
Business and Employment	
<ol style="list-style-type: none"> 1. To protect and enhance existing employment sites. 2. To promote new business investment through improved infrastructure, and facilities and networks that reflect modern modes of working. 3. To encourage diversification in agriculture and land-based enterprise and investment in small-scale tourism. 	<p>BE1 BE2, BE3</p> <p>BE4, BE5</p>
Design	
<ol style="list-style-type: none"> 1. To ensure development that 'fits' with the rural character of the villages and their positioning within the AONB 2. To ensure quality development that meets the needs of local people 3. To ensure development meets the highest standards of sustainability, including the important issues of climate change and environmental degradation. 	<p>D1, D2, D3</p> <p>D4, D5, D6 D7, D8, D9</p>

Landscape and Environment	
<ol style="list-style-type: none"> 1. To protect the AONB and its setting 2. To protect historic landscape views, heritage assets and vistas. 3. To retain and enhance public open spaces 4. To conserve and enhance biodiversity 5. To preserve and plant trees and hedges. 6. To preserve dark skies. 7. To control advertisements and signage affecting the villages or rural landscapes 	LE1, LE2 LE3, LE4 LE5, LE6, LE7 LE8, LE9 LE10 LE11
Access and Movement	
<ol style="list-style-type: none"> 1. To improve non-vehicular transport options within the parish, encourage leisure activities and reduce the need for private car use 2. To improve road safety by encouraging lower speeds and better traffic management on development sites and in surrounding areas 	AM1 AM2
Community, Leisure and Recreation	
<ol style="list-style-type: none"> 1. To help maintain and improve education, health and care services in the Parish. 2. To help improve community well-being through support for a wide range of sports, play and other leisure and social activities. 3. To protect and increase open spaces within the parish. 	CLR1 CLR2,CLR3, CLR4 CLR5

6. NEIGHBOURHOOD PLAN POLICIES

These policies aim to shape future development and use of land through the planning system. They are set out in blue typeface in the Neighbourhood Plan. Text below each planning policy explains and justifies the policy. Appendix 5 provides summary references to supporting evidence.

Once the Plan is approved by referendum, these policies will be used as a basis for considering planning applications submitted to TWBC, alongside national planning policies in the NPPF, local planning policies prepared by TWBC, and other material planning considerations.

Some desirable actions fall outside the planning system. They may involve lobbying other organisations on issues outside the planning system, for example, KCC's powers as highway authority or TWBC's powers as housing or public health authority. Alternatively, they may be projects promoted or undertaken directly by the Parish Council or the local community, as with the Community Action Projects set out in Section 7.

6.1 HOUSING POLICIES

TWBC is charged with delivering approximately 14,000 new homes across the Borough during the Local Plan Period 2016-2036. The TWBC Draft Local Plan (August 2019) proposes that 91-150 units should be in our parish, an increase of between 8% and 13% to the current 1150 units. This excludes small-scale windfall and infill sites. The term 'windfall sites' is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's development plan. Windfall sites usually have less than ten units.

The Parish accepts the need for some increase in the number, type and affordability of housing, to secure the long-term viability of our settlements. It will help retain young people, attract more families and provide accommodation to support an ageing population and those with a disability. It will also provide housing for key workers necessary to support and maintain the local community. However, the scale, type and distribution of this housing should not be to the detriment of the character of the parish, especially the High Weald AONB.

The Allocation of Sites considered suitable for development in the planning period 2016-2036 was undertaken by TWBC. Their proposals, embodied in the Draft Local Plan (pages 279-291), were informed but not constrained by local knowledge from the Parish Council and Neighbourhood Plan Steering Group and have not been endorsed by them. These sites are listed in the Draft Local Plan as:

AL/BM1: Land between Brenchley Road, Coppers Lane, and Maidstone Road (approximately 30-45 residential dwellings, allotments and play space. This site has subsequently received outline planning permission.

AL/BM2: Matfield House orchards and land, The Green (approximately 20-30 dwellings).

AL/BM3: Ashes Plantation, Maidstone Road (approximately 30-60 residential dwellings and a fully equipped children's play space.

ALBM4: Land at Maidstone Road adjacent to Matfield Village Hall (approximately 11-15 dwellings and additional car parking provision for the village hall).

These sites are subject to revision in the light of feedback on the Draft Local Plan. A map showing the location of the proposed sites can be found in Appendix 2. In addition, TWBC may consider other 'windfall sites' of less than 10 dwellings. All sites will be expected to conform to the policies set out in this Neighbourhood Plan.

The Parish Plan Survey 2017 showed a clear preference for small developments of a high quality of design which blended in with the existing fabric of the villages. Given the potential number of additional houses, this preference needs to be set against the impact on the AONB of a large number of scattered small developments. The Neighbourhood Plan seeks to balance the need for new houses with ensuring that the size and density of individual developments fits comfortably within the existing type of development in the parish.

H1 Location of Housing Development

Support will only be given to developments which are within the Limits to Built Development (LBD) or on Brownfield or Rural Exception Sites, except as set out in Policies H8 on Housing for Rural Workers, H10 on Conversion of Rural Buildings and H11 on Replacement Buildings outside the LBD.

The character and separate identity of the existing villages and settlements should be maintained; the merging of settlements will not be supported. The south of the Parish should remain relatively undeveloped. The Parish will also seek to maintain a separation from the Parishes of Horsmonden, Paddock Wood and Pembury.

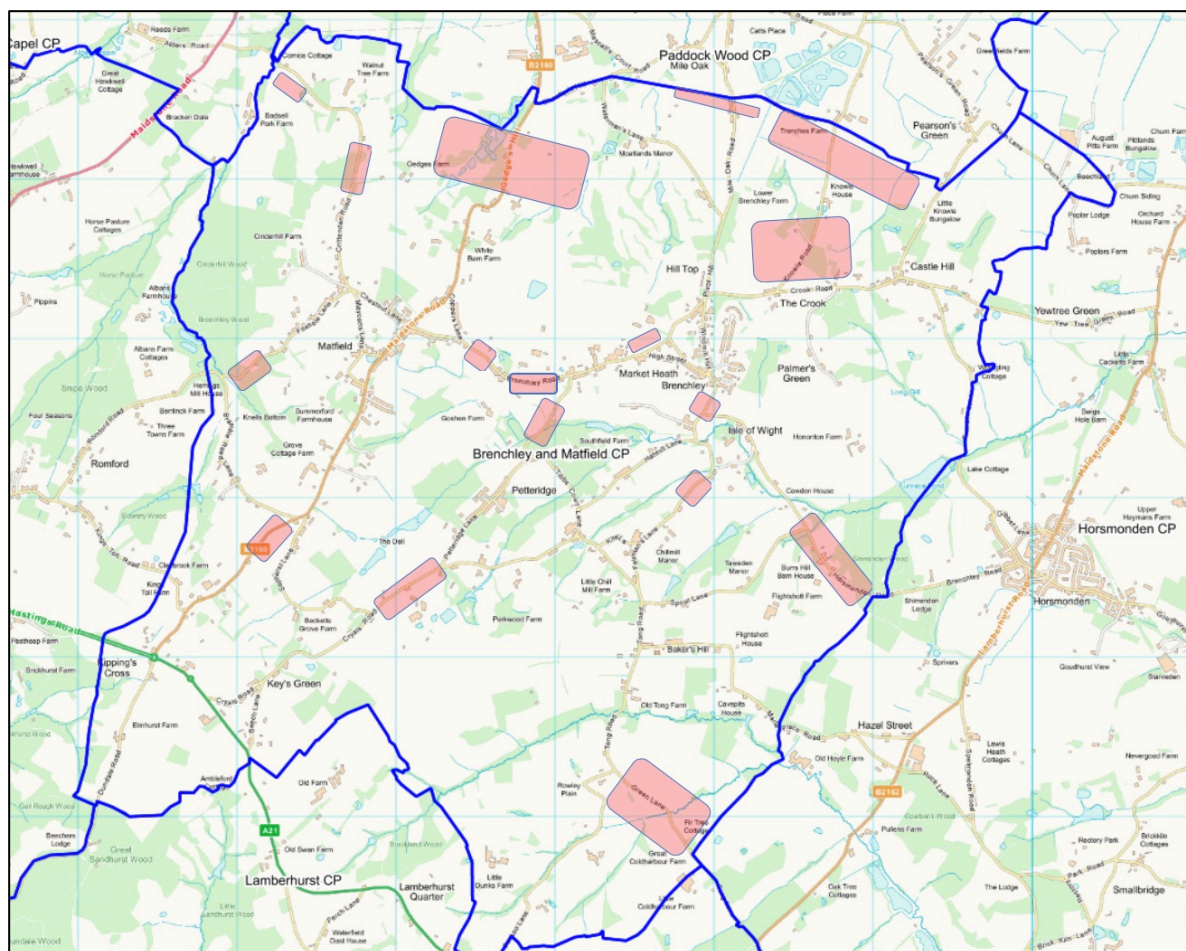
Limits to Built Development were designated to prevent the unrestricted sprawl of towns, villages and hamlets into the surrounding countryside. They were intended to maintain the separate identity and character of settlements and prevent their coalescence and the erosion of largely undeveloped gaps.

The aim is to concentrate development as far as possible within the LBD to ensure sustainability. It allows better connections to main public transport routes; provides easy pedestrian access to village facilities; helps to reduce car use; and helps to build more robust village communities. Limiting development to the two villages will also help to conserve and enhance the AONB and views of surrounding countryside (cf LE1, LE2, LE3, LE4), respecting the rural character of the Parish and protecting agricultural land.

The Parish Plan Survey and consultations with the local community in developing the Neighbourhood Plan show strong support for maintaining the distinctive character of the villages of Brenchley and Matfield and not losing their identity through ribbon and piecemeal development. The buffer map below shows areas of particular importance to maintaining distinct villages and settlements, including the following buffer zones:

- between Brenchley and Market Heath; from the junction of Holly Bank and the west of Brenchley Memorial Hall;
- between Market Heath and Walnut Tree; from Puxted House and Newhaven; and
- between Walnut Tree and Matfield; from 1 Walnut Tree Cottages on the southern side of the Walnut Tree settlement, opposite and slightly west of Maynards Cottages and the junction of Copper's Lane with Brenchley Road.

Proposed Local Green Buffers



Maintaining open countryside between the settlements in this Parish and those in adjoining parishes will help to preserve the character of the parish. This, in particular, applies to the Parish boundary with Paddock Wood. Chantler's Hill and Mile Oak would lose their identity if there was any development in the part of the parish of Paddock Wood which adjoins them. This area provides a natural physical and visual buffer for the northern slopes bordering the High Weald AONB and an important transition between the Low Weald and High Weald.

H2 Density of Housing

Proposals for new development will only be supported if the density of development is in character with the immediate surrounding area and respects the HWAONB and rural nature of the Parish.

The HWAONB 'Design Guide' suggests that new development should reflect the historic density of the area in which it is being proposed, so that the distribution of buildings supports the existing pattern of the settlement. It also suggests that a variation of density across the site, in all but the smallest of schemes, will help the character and place-making of the development. Given that the bulk of the parish is within the HWAONB, the rural character of the area would be better preserved if all developments (within and without the HWAONB) followed this guide.

H3 Site-Specific Policies and Development Contributions

Support for specific sites will be dependent on:

- a. compliance with the currently proposed Allocated Site Specific Policies for any sites that are included in the TWBC Draft Local Plan, as amended;
- b. evidence, for all proposals in excess of 10 units that there has been consultation with the surrounding residences, nearby developers/landowners and the Parish Council before a planning application is submitted to TWBC; and
- c. contributions to wider community improvements through a Section 106 Legal Agreement between the Owner, Developer and TWBC (or Community Infrastructure Levy, if and when adopted by TWBC). The Section 106 agreement for each of the Allocated Sites should include a contribution to Highway related works including traffic calming in the settlements, bus service provision and mobile reception upgrade.

Site specific policies help ensure that Local and Neighbourhood Plan policies are appropriately tailored to the characteristics of each site, taking account of local knowledge and views. The requirement for coordination between applications follows from recent experience where there has been a lack of coordination on such issues as footpaths, pedestrian crossings and other highway-related issues.

Section 106 contributions are sought by TWBC from developers of sites with 10 or more units to help finance community and social infrastructure, the need for which has arisen as a result of new development. The parish's share of such monetary contributions will be used for items specified in the Neighbourhood Plan or as subsequently determined in line with Section 7 of this Plan.

H4 Housing Mix

Proposals for developments of 10 or more units will be supported only where at least 70% of new homes will be 1 bed, 2 bed or 3 bed units, unless otherwise specified in an Allocated Site Specific Policy; 2 bed terrace housing will be preferred to apartments.

The policy seeks to address the current housing imbalance in the Parish, by providing more homes suitable as starter homes and for downsizing. In the Parish Plan Survey, 69% of people expressed a preference for homes of 1-3 bedrooms over larger homes, while 49% were opposed to two storey apartments. The TWBC 'Housing Needs Study of 2018' (HNS) states that 45% of current properties in the Parish have four or more bedrooms, 33% have three bedrooms, 17% have two bedrooms and 6% have one bedroom. The figures borough-wide are 29% of properties with four or more bedrooms, 31% three bedrooms, 25% two bedrooms and 15% one bedroom. The parish has a high percentage of larger homes, which has partly arisen because many properties in the village have been extended, but a shortage of smaller units.

This evidence supports greater emphasis on smaller units than on properties with three or more bedrooms. This will help to build and sustain a healthier demographic mix for a sustainable community, catering for a range of economic circumstances. It will make it more feasible for younger local people and those on lower incomes to stay within the parish, enhancing the viability of the school and other facilities. It will also cater for the rapid growth of single person households and benefit older residents who would be happy to free up larger properties if there were suitable smaller accommodation.

H5 Housing for Older Residents

Development that provides different types of accommodation specifically for older residents (over 65) will be supported where

- a. it is within, or directly adjacent to, an LBD in a rural settlement;
- b. it is specifically designed to meet the needs of older people in terms of residential size, form, layout, and support facilities; and
- c. where appropriate, occupation is limited to older age groups by planning condition or a Section 106 agreement.

TWBC has an ageing population, with the over-65s population estimated to rise by 41% by 2033 and the over-80s to rise by 73%. In the Parish Plan survey of the 65-74 age group, 65% expressed a wish to downsize. At present there are few options for those wishing to remain in the Parish but who are in need of a degree of support or just wish to downsize.

Specific accommodation for older residents could include: an over-55s development (with a minimum age covenant); bungalows; Sheltered Housing to meet the needs of those capable of living independently; and accommodation with full support on site. The needs of older residents will also be addressed through Policy D3 on improving accessibility in all developments.

H6 Affordable Housing

Increases in the supply of Affordable Homes will only be supported if in compliance with the TWBC Draft Local Plan (LP Policy H5, Affordable Housing).

- a. 40% of the gross number of residential units in all new developments of 10 or more units on greenfield sites will be expected to be Affordable Housing; for Rural Exception Sites all units should be Affordable. Of these, a minimum of 40% should be Shared Ownership;
- b. sites delivering a net increase of 1-9 units will be expected to provide a financial contribution towards provision of off-site Affordable housing (land and build costs), within the Parish of Brenchley and Matfield, based on 20% of the gross number of residential units to be provided. This contribution will be payable upon the commencement of the development; and
- c. the allocation of affordable homes should prioritise households with an established local connection through residence or place of work, with households in the settlement and parish taking precedence over those in adjacent parishes or the wider borough.
- d. the provision of Affordable Rented Accommodation will be supported where a Housing Needs Survey of the Parish indicates a housing need.

Initiatives that seek to make homes more affordable for first time buyers, such as the Government's draft 'First Homes' Scheme, will be supported.

Appendix 3 details the government's definitions of the different types of Affordable Housing as set out in NPPF 2019 Annex 2. In order to keep the villages and settlements as vibrant communities, people of a wide range of incomes should be able to live in the Parish. However, the HNS makes it clear that people on the lower income lower or median income bands wanting to live in the Parish can only afford to be in a range of Affordable Housing products. The 2017 HNS identified that households in the borough have the following salary ranges: 16.0% receive less than £13,000 gross per year; 24.7% receive between £13,000 and £26,000 per year; 42.4% receive between £26,000 and £80,600 per year; and 16.9% receive at least £80,600 per year. The HNS indicates that to afford the current median house price of £577,000 in Brenchley and Matfield Parish would require an annual household income of £148,000, highlighting the problem of affordability in the parish. Current Government proposals under the proposed 'First

Homes' Scheme could make homes more affordable for first-time buyers by increasing the discount on market prices, with priority given to those with a local connection,.

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 a month, which required an income of £17,936. The median affordable rent was £998 which required an income of £47,932.

TWBC considers, from the Housing Needs Assessment 2019 and the 2018 TWBC Household Needs Survey, that there is an Affordable need within the Parish and in the wider borough. This would include social housing and other housing for rent, shared ownership and, if possible, for sale. The TWBC draft Local Plan suggests that 60% of on-site affordable housing should be social rent and 40% should be shared ownership. A local housing need survey, undertaken in support of the Neighbourhood Plan, would provide an indication of the appropriate types of houses needed on a development site.

Applicants for Affordable Housing will need to be on the TWBC Housing Register, where housing need will be assessed by the physical, medical and social circumstances of applicants, as well as the suitability of their current accommodation.

H7 Rural Exception Sites

Affordable Homes in a Rural Exception Site will be supported provided they are in response to a clearly identified local need and meet the overall policies of the Neighbourhood Plan and of the TWBC Draft Local Plan (LP Policy H7, Rural Exception Sites), with a preference for such sites to be close to an LBD or contiguous to a small settlement on the grounds of sustainability.

To ensure that a rural exception site only provides housing for people with a local connection, applications from people with a fully evidenced connection with the settlement, then parish, will be prioritised before other applicants from neighbouring parishes and within the wider Borough of Tunbridge Wells. A local connection is determined by whether the applicant has:

- a. lived continuously in the Parish for the last three years or for a total of five years out of the last ten years;**
- b. immediate family currently living within the Parish for the last three years or for a total of five years out of the last ten years; or**
- c. been employed in a permanent contract of paid employment that has been continuous for the last six months, or self-employed for the last six months where there is evidence that the main area of work is in the parish.**

Rural exception sites provide affordable homes indefinitely on small sites which would not normally be used for housing. They seek to address the needs of the local community, which could be determined by a local housing need survey.

Residency criteria ensure that priority is given to those on the Housing Register with a local need and connection before units are offered to wider TWBC applicants. This will contribute to the social cohesion of the villages. This policy will be reviewed by the Parish Council and monitored on a regular basis in conjunction with TWBC.

H8 Housing for Rural Workers

In line with the TWBC Draft Local Plan (LP Policy H10, Rural Workers' Dwellings), support for housing for rural workers will depend on:

- a. a proven need to accommodate essential rural workers, including seasonal workers, in agricultural, equestrian and forestry businesses, who could not reasonably be located within or close to an existing settlement;
- b. the dwellings not harming the character of the countryside; and
- c. occupation being restricted to persons employed in, or last employed in, such enterprises.

Applications seeking the removal of rural worker occupancy conditions in the Parish will not be supported unless the unit has been subject to unsuccessful marketing of its current use over a period of 24 months, including to other rural workers within the Parish without a connection to the immediate land the dwelling(s) are sited upon.

Farming continues to play an important role in the economy and character of the Parish. The Neighbourhood Plan is looking to ensure that the needs of this type of business are supported (cf BE4). The policy provides for the retention of rural workers' dwellings and is a way of maintaining the provision of such housing where essential to rural employment and enterprises.

H9 Windfall sites and Infill development

Applications for small scale infill development or redevelopment sites within the LBD or windfall sites outside the LBD will be only be supported where:

- a. the infill development fills in a small gap in an otherwise developed frontage, or where the site is closely surrounded by buildings;
- b. windfall sites do not lead to coalescence or merging of settlements (see policy H1)
- c. access to any development is not restricted;
- d. proposals do not impinge adversely on neighbourhood properties in terms of the proximity of buildings or privacy; and
- e. design and density are in keeping with surrounding buildings and respect the High Weald AONB design guide (See D1).

Under the TWBC Draft Local Plan, some of the supply of new homes within the Borough will be from small windfall sites outside the LBD.

It is also possible that there will be applications for infill developments within the LBD. Such developments should comply with all other relevant policies in the Neighbourhood Plan and, other than previously developed sites (Brownfield Sites), should be in proximity to the main areas of settlement within the parish. This policy will help check ribbon or piecemeal development, to limit the coalescence or merging of settlements. It will also mean such developments will not cause significant damage to the nature and scale of surrounding housing, especially within the HWAONB.

H10 Conversion of rural buildings

Support will only be given to planning applications which conform to the TWBC Draft Local Plan (LP Policy ED5, Conversion of Rural Buildings outside the Limits to Built Development).

Planning applications for conversion of redundant agricultural buildings into residential dwellings are often submitted in the parish. Support will be given to applications where the conversion is not exercised for a period of at least ten years after construction and where it has been tested whether the proposal can reasonably be described as a 'conversion' or whether it crosses the line into a 'rebuild.'

H11 Residential extensions, alterations, outbuildings and annexes in the Parish and Replacement Buildings outside the LBD

Support will be only be given to planning applications which conform to the relevant TWBC Draft Local Plan Policies

- a. Policy H14: Replacement Dwellings outside the Limits to Built Development; and**
- b. Policies H15 to H17: Residential extensions, alterations, outbuildings, and annexes.**

Planning applications for replacement dwellings and alterations to houses need to be governed by an up-to-date policy. This policy seeks to cover this area of planning until the TWBC Local Plan is adopted.

Policy H16 of the Draft Local Plan covers the Green Belt. The northern slopes of the High Weald AONB are in a small gap between the Green Belt and the AONB but should have protection equivalent to the Green Belt, in order to protect the character of the area as a whole.

H12 Self-Build and Custom House building

Support will be only be given to planning applications which conform to the TWBC Draft Local Plan (LP Policy H11, Self-Build and Custom Housebuilding), except that any site of over 20 houses should advertise for Self-Build and Custom Housebuilding applicants, with preference being given to people with local connections. If there are suitable applicants, plots are to be provided in a ratio of up to 1 in 10 houses.

Self-build is one way for residents who are not eligible for Affordable Housing, but cannot afford to buy, to build a house and be able to stay in the parish. It also benefits those who simply wish to build to their own specification.

Policy H11 in the Draft Tunbridge Wells Local Plan (Self-Build and Custom House building) only covers sites of over 100 units, with a ratio of 5% of the total number of house units being self-build or Custom House building. This leaves Brenchley and Matfield with no provision for self-build. This policy of a lower threshold provides an opportunity for local people to self-build. TWBC has a register of interest in self build and this should be consulted to assess levels of interest.

H13 Good Practice in Construction

Development proposals that prepare, and submit for approval to TWBC, a Construction Management Plan to manage and mitigate the impacts of construction activity to an acceptable level, will be supported.

In order to avoid undue nuisance to residents during construction, developers should provide a management plan that addresses issues that could affect nearby homes. Possible components of such a plan could include but are not limited to:

- restricting site working hours to normal working hours during the working week and avoiding Sunday work;
- mitigating the spread of mud, dust and other debris;
- minimising construction noise;
- avoiding deliveries in peak traffic periods;
- minimising waste production and pollution, with every effort being made to recycle and bonfires being avoided; and
- avoiding parking that inconveniences local residents.

6.2 BUSINESS AND EMPLOYMENT POLICIES

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 is a need to protect and increase employment opportunities in the Parish, in the interests of the sustainability of communities and to minimise outward commuting and road use. This requires infrastructure that meets business needs and robust policies for supporting, enhancing and promoting local business and employment.

BE1 Development of Brownfield Sites

Support will be only be given to planning applications which conform to the TWBC Draft Local Plan (LP Policy ED2, Retention of existing employment sites and buildings). Support for proposals to redevelop brownfield sites, which have previously provided employment, will be conditional on continuing to provide employment on the site unless, exceptionally:

- a. this would result in unacceptable traffic or amenity problems for nearby residents; and
- b. there is evidence that there is no market demand for employment uses on the site, including active marketing of the site for such uses over a period of at least 24 months.

Proposals for redevelopment of a Brownfield Site will only be supported if it is demonstrated that any historic contamination will be cleared or sealed and capped, unless independent expert advice recommends leaving it untouched.

Loss of businesses reduces the sustainability of the local community. The justification for every application for change of use of a business site needs therefore to be carefully considered. The conversion of commercial properties to domestic use should be a last resort. There may be alternative business opportunities 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.

BE2 Supporting additional employment and new ways of working

Developments that provide or encourage local employment opportunities, including small-scale social enterprises, small and medium sized businesses, and live/work units will be supported, where:

- a. they provide additional floor space for existing businesses in the parish, or meet the needs of firms setting up or moving into Brenchley and Matfield;
- b. they are for a business use and are of a scale and design which enables them to be accommodated without harm to the rural environment or the amenities of any nearby residential properties, or help to bring suitable vacant rural buildings back in use;
- c. there is sufficient on-site parking to meet the needs of the business's staff and visitors;
- d. they do not generate heavy lorry traffic on rural roads unsuited for the purpose; and
- e. they reduce out-commuting from Brenchley and Matfield and the resulting peak hour pressures on the local road network.

Home-working, hot-desking and co-worker facilities are increasing, 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. New developments should take such issues in to account wherever possible.

As an example, the conversion of a redundant commercial building, such as a public house, to a business or enterprise hub rather than a house could provide valuable support for local businesses. It could provide facilities, such as meeting rooms and printing services, for home-working businesses that only need them occasionally. It could also provide a central collection/delivery point, improving supply chains. It might also provide a central focus for local, home-based businesses through social networking. This could be a key enabler for start-ups, offering advice, potential business synergies and investment opportunities.

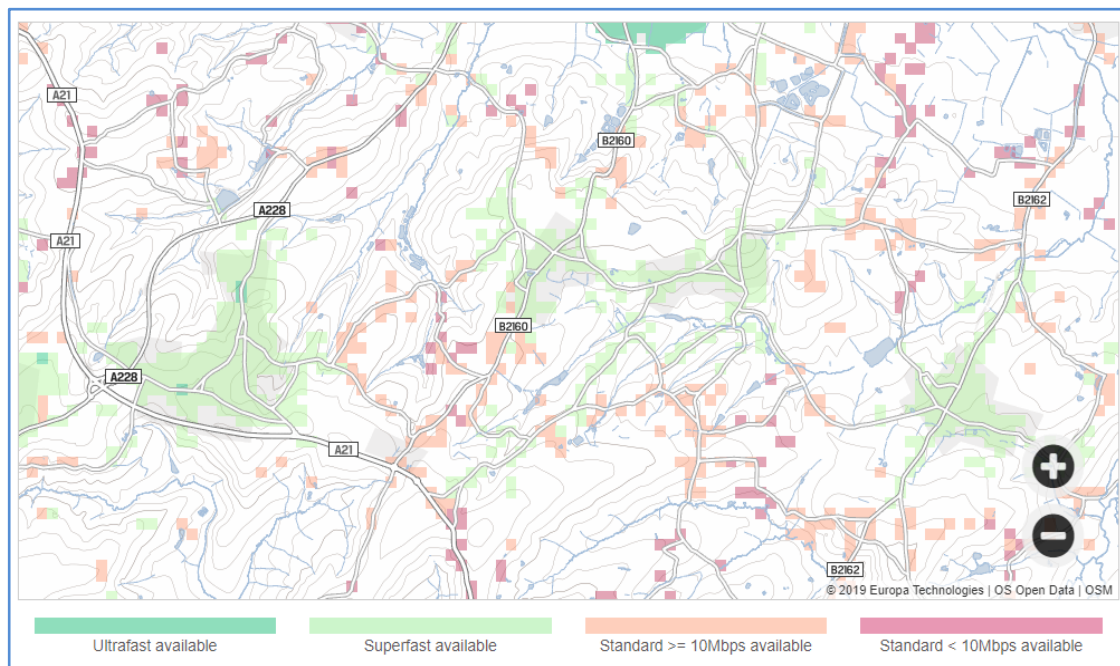
Providing a new commercial centre within a new housing development might achieve the same purpose. To avoid harming the rural character of the parish and inconveniencing residents, any such development should have sufficient parking for its needs.

BE3 Infrastructure for Business

Developments that help strengthen local businesses through contributing to improvements to infrastructure will be supported.

Adequate infrastructure is a key need for local residents and businesses. Within the parish, areas for possible improvement include super-fast broadband, mobile telephony, signage and improved footpaths and bridleways.

The Parish Plan survey highlighted dissatisfaction with the quality of internet and especially mobile reception in the parish. The OFCOM speed map below shows that although superfast broadband speeds (30 MB plus) are available in the centre of Matfield and Brenchley villages, ultrafast broadband (50 MB plus) is not. In some other parts of the parish, only standard broadband is available (sub 10 MB).



Kent has a policy to bring superfast broadband to more than 140,000 homes and businesses. Improved mobile phone reception would be welcomed but any such new infrastructure should respect the rural character of the parish, especially within the AONB. The County Council normally requires developers liaise with providers to ensure an adequate broadband service. Addressing such issues in new developments would improve parishioners' quality of life as well as supporting local businesses, especially those that work at home.

Local businesses could also benefit from improved signage on local roads. This could improve logistics for agriculture and commercial industries, by guiding delivery vehicles to the most appropriate routes. This is the responsibility of the County Council but developers should also liaise with the Parish Council to identify areas where such signage could be improved.

Riding is a popular local activity, with several equine businesses in the parish. However, bridleways are very limited and there are no connected routes. New permanent off-road riding routes would support equine businesses by making riding more safe and attractive, and reducing conflict with other road users.

BE4 Agricultural Diversification

Developments that result in diversification of existing agriculture-based enterprise and are consistent with the AONB setting will be supported, subject to the conditions set out in the TWBC draft Local Plan (LP Policy ED4, Rural Diversification). Those that would result in the loss of such sites to non-productive uses will not be supported unless there is clear and sustained evidence of lack of demand despite active marketing over a period of at least 24 months.

A diverse and broad-based agricultural sector is important for the health of the rural economy and community. There is continual change in the methods of farming and the type of produce grown. For example, hops and cherries have been replaced by dwarf root stock apples and now, vineyards. Also, there are increased equestrian facilities.

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. This policy should have the benefit of maintaining biodiversity and minimising any deterioration in the historic landscape qualities of the parish, whilst retaining employment opportunities.

BE5 Support and promote Small-Scale Tourism

Developments that invest in and help promote small-scale tourism and businesses that benefit from it will be supported.

Tourism is a small but important part of parish life and measures to improve infrastructure to support this should be encouraged. The attractive nature of the parish and its AONB status attracts many visitors from outside the parish. The extensive footpath network in the parish is well used by tourists, especially in the spring and summer. This benefits local enterprises, including the five public houses, several bed and breakfast businesses, cafes and specialist shops. Such small-scale tourist businesses will be encouraged.

Measures that might help businesses that benefit from visitors and tourists might include funding for better signage, including brown tourist signs, footpath markers and improving the all-weather quality of public footpaths. Information boards and maps could also be provided.

6.3 DESIGN

In any new development the Parish needs to have buildings of the highest quality, to create a new legacy that stands alongside our proud heritage. Our historic rural settlements will be enhanced by the careful blending of the old with the new, and of classic vernacular with creative contemporary design, as well as by encouraging sustainable practices in design and construction.

D1 High Weald AONB Design Standards

Developments throughout the parish will only be supported if they respect the High Weald AONB design guidance.

The High Weald Partnership and relevant Local Authorities jointly published the High Weald Housing Design Guide in November 2019 as guidance for new builds within the High Weald Area of Outstanding Natural Beauty. It will be an essential tool for those involved in planning and designing new developments. Elements of the design guidance that are relevant to the Brenchley and Matfield and are reflected in the Neighbourhood Plan, include - but are not limited to - the following:

Connectivity and Permeability: New developments should be integrated into the settlement so that people can walk through rather than as a separate estate. Where internal streets do not provide such connections, access to pedestrian routes should be considered (cf AM1).

Site Edges: Boundaries of existing houses, roads and footpaths within the parish are typically soft, with hedges, low walls or picket fences. This should be reflected in new sites. Close-board fencing should be avoided (cf LE9).

Green character: Site layout and plot disposition should include open green spaces which are prominent and accessible within the scheme so as to be visible from other parts of the site. There should be space for large scale and replacement trees to grow (cf LE5 and LE6).

Density: New development 'should reflect the historic density and grain of the area in which it is being proposed...' and have 'a variation of density across the site, in all but the smallest of schemes (DG5 page 26).' (cf H2)

Building Design: The guide has an entire section on Local Details which includes comments on Built Details, Boundary Types, Materials and Colour (cf D2).

D2 Respecting the local architectural style.

New builds, alterations and extensions, whether housing, community resources or places of employment, that maximize the use of locally-sourced and sustainable materials and respect local architecture in style, height, mass and materials, will be supported. Imaginative contemporary architecture that respects these criteria will also be supported. Schemes should be designed to give an impression of spaciousness with uniform houses and uniform plots being avoided. Any development in the Conservation Areas must be of the highest quality in terms of design and materials and must protect and enhance the character of the Conservation Area.

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 style 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 the High Weald AONB Design Guide, including its 'Colour Study' and guidance on materials and suppliers will support such practice.

While there is a strong local desire for new development to fit in with traditional design, as evidenced by community consultation in the Visioning and Design Forum events, there are also positive views about contemporary design as long as it is aesthetically compatible and sits comfortably with the local architectural style.

D3 Permitted Development of Agricultural Buildings

Applications for Prior Approval for a Permitted Development of a new agricultural building within the AONB will be supported if they respect guidance on development in the AONB. They should detail the siting, height, design and external appearance, including colour, of the proposed development. A visual impact assessment will be required.

Permitted development rights allow certain building works and changes of use to be carried out without having to make a planning application. They are however subject to conditions and limitations to control impact and to protect local amenity within an AONB.

The siting of a new agricultural building can have a significant impact on the AONB and the surrounding landscape. Developments should therefore blend into the landscape. Although 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.

Proposals will be encouraged to follow standards that provide for the flexible use of internal space in homes, to meet the changing needs of families and of people with limited mobility. This includes the creation of flexible multigenerational homes and shared living solutions combining independent and communal space for all ages.

D4 Accessibility and Flexibility

New builds, including Affordable Homes, that incorporate features that are sufficiently flexible to cater for the changing needs of their occupants throughout their lives, in particular in relation to ageing and mobility, will be supported. All units will be supported which meet higher accessibility Building Regulation Standard Part M4 (2). Where a need for fully wheelchair adaptable housing has been identified, at least 5% of developments of 20 units or more should meet the Building Regulation Standard Part M4 (3), or equivalent standards, such as 'Habinteg Wheelchair Design Guide' or any other subsequent updates.

The TWBC 2018 Housing Needs Survey commented that “The most frequently mentioned illnesses/disabilities across the Borough of Tunbridge Wells were physical or mobility impairment, at 8.1% of all households.” It is important therefore to support provision of high standards of accessibility. Support will be given to providing lifetime homes using the Habinteg: 'Lifetime Homes Design Guide(EP100)' or the Habinteg: 'Wheelchair Housing Design Guide' rather than solely by reference to 'Requirement M4(2) and / or M4(3) in the Building Regulations' for the access to and use of buildings.

D5 Parking

Developments that mitigate or avoid parking problems will be supported. Developments which provide one parking space per bedroom up to a maximum of three together with 0.3 visitor spaces per unit will be supported. Other measures that would be supported could include:

- provision of adequate, easily accessible but well landscaped parking areas that allow streets to be safe for all and operate as good social spaces;
- measures to deter on-street parking and on-pavement parking;
- parking solutions which minimise the impact on the AONB; and
- proposals to help address wider parking issues, especially near to existing community assets.

Kent Highways 'Current guidance (IGN3)' comments that 'Residential parking has frequently been the greatest source of dissatisfaction among the residents of new developments. Otherwise good developments have been blighted by inconsiderate, and sometimes dangerous, parking.' The appearance of the High Street in the centre of Brenchley and a section of Maidstone Road in Matfield, for example, are increasingly marred by parked cars.

Bus services are very limited and the two footpaths that connect Brenchley and Matfield cross busy roads and are not all-weather. As a result, most households are particularly dependent on private transport for commuting, shopping and accessing community services. For example, there is no bus service from Paddock Wood railway station to the parish after 5.30pm. In the 2011 census, 95% of households in the Parish of Brenchley and Matfield had access to a car or van and 64% of households had two or more cars or vans. During the planning period to 2036 it is likely that multiple car ownership will increase. This means the parish will need a higher level of parking than recommended in TWBC 'Parking Strategy 2016 – 2026' or in the draft Local Plan (LP Policy TP3, Parking Standards).

Guidance table for minimum parking standards

	Current (IGN3) Rural	Draft LP (TP3) Zone C	Neighbourhood plan standard
1 bed flat	1	1	1
1 bed house	1.5	1	1
2 bed flat	1	1.5	2
2 bed house	1.5	1.5	2
3 bed flat	NA	2	3
3 bed house	2	2	3
4 bed flat	NA	2	3
4 bed house	2	2.5	3
Additional visitor parking per unit	0.2	0.2	0.3

For developments that provide play spaces, we would support the provision of additional parking spaces in excess of those in the Kent guidance table. This would enable such facilities to benefit the wider community, who may only be able to access them by car, rather than for the use by the development alone.

Parking areas should be as unobtrusive as possible, fitting in to the rural character of the parish. Possible ways of achieving this could include shared parking areas that minimise the visual impact of the car from the houses and street, locating bays behind houses and using screening hedges. Using grass-permeable hard surfaces would help parking places blend in with the parish's rural character and all driveways should have a fully permeable surface. Underground parking, where feasible, is another creative option that could be considered.

Parking solutions should allow the pavements and green spaces to be used more safely by children and the elderly and to be greened with planting that enhances the environment, such as wild flower verges (see also LE7). New developments should seek to deter on-pavement parking, for example by access roads having planted areas between the curb and any pavement/verge. Any on-street parking spaces should be in parking bays so that access is not obstructed.

Developments that are able to provide new or improved parking near to 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.

Wherever possible, electric charging points should be built into the parking provision, in order to help mitigate the impact of climate change.

D6 Providing an Inclusive, Safe and Secure Environment

Developments designed to provide an inclusive, safe and secure environment will be supported as long as they also respect the High Weald AONB Design Guide policy (D1) and Dark Skies policy (LE10), which take precedence in respect of appropriate boundaries and lighting.

In the NPPF 2019, paragraphs 91a & 91b state:

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) 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 easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) 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;

Incorporating measures that reduce crime through design should enhance the quality of life for residents and visitors alike. The 'Kent Design Guide' provides authoritative guidance for planning and developers on layout, lighting and public spaces, including recommendations that:

- new developments should have a mix of dwellings and houses should face each other, to encourage community interaction and allow better natural surveillance;
- open spaces should have a clear structure and ownership to encourage usage;
- hedges in front gardens should be managed to prevent opportunities for concealment; and
- public spaces should provide a welcoming atmosphere and generate civic pride in a place that is valued.

D7 Environmental Sustainability of Design and Construction

New developments designed to contribute at the local level to meeting the challenge of climate change and other environment issues will be supported. Proposals incorporating provision of renewable energy (such as solar panels, wind turbines, ground and air source heat pump and biomass or other measures appropriate to the site) in development schemes will be supported where they are sensitively designed to fit in with the AONB, the rural environment and nearby heritage assets.

New developments should work creatively with the topography and landscape features to maximise sustainability through building orientation, alternative energy sourcing, water and recycling efficiency, sound waste management and to minimise visual impact. Developments that design and construct to the highest standards of energy efficiency (eco build, passive house or zero carbon homes) will be supported.

There is growing awareness of the threats from climate change and the need for assertive action to mitigate its impact. UK parliament and TWBC support this need, both having passed motions declaring an environment and climate emergency. In 2017, Kent County Council implemented an environment strategy. As a result of this Kent and Medway is preparing an energy and low emissions strategy, currently out for consultation. On 7th March 2019, TWBC approved its 'Air Quality Action Plan 2018 – 2023'.

The environmental sustainability of design and construction is a key priority. Developments should mitigate as far as possible their environmental 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; sound waste disposal; and minimising visual impact. All developments will be expected to incorporate such sustainability features.

Building Regulations ensure a certain level of sustainability, but more can be done. Technologies are available that offer more efficient ways than before of heating and meeting other energy needs. Eco build, passive house and zero carbon homes that exceed the basic requirements will be strongly encouraged in all new developments. This Neighbourhood Plan will seek the highest standard of 5-star rating under the 'Home Quality Mark' for all developments in the parish, though this is currently voluntary for developers and optional for Local Authorities to adopt. The Home Quality Mark rates homes with a simple, legible five star rating. It rates a home across three criteria: cost, well-being and footprint. It places more emphasis on the well-being of its occupants.

The NPPF states that communities have the responsibility 'to contribute to energy generation from renewable sources or low carbon sources.' Ideas have also 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, provided that they do not conflict with the AONB, but larger-scale developments such as solar or wind farms will not be supported.

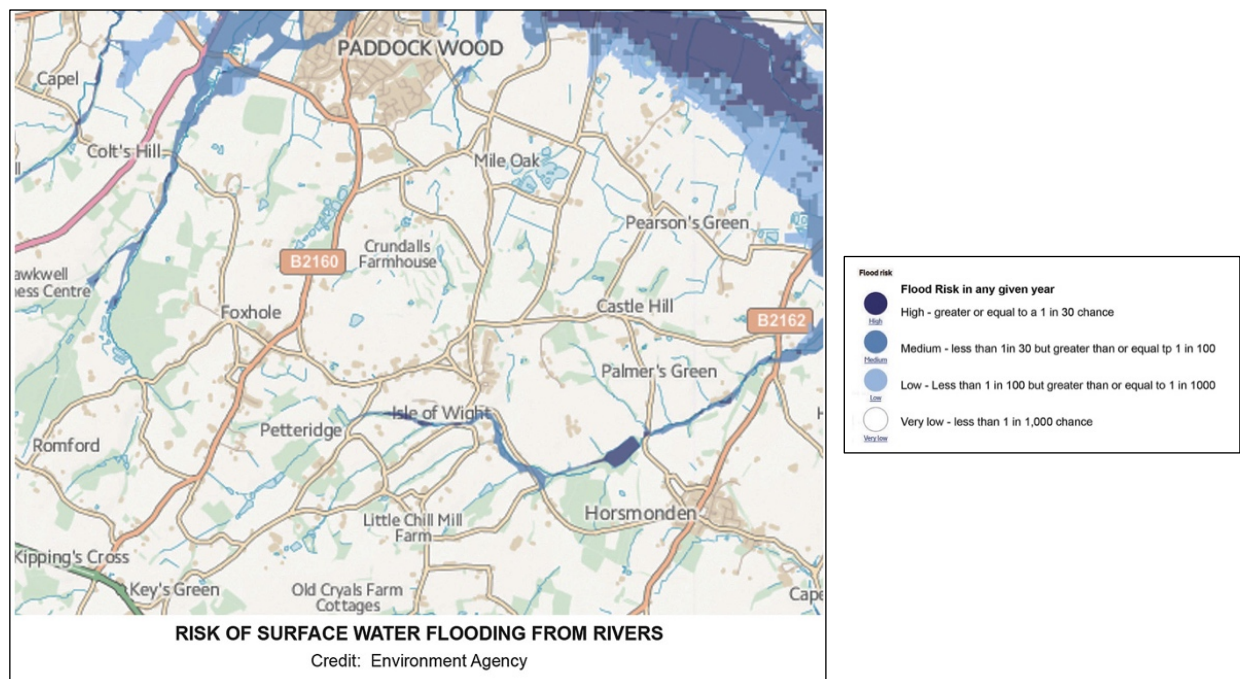
D8 Flood Risk Management

Development will only be supported if located and designed so as to reduce, manage and mitigate flood risk, both to itself and to other land and properties, by:

- being sited as far as possible in areas of low flood risk (Flood Zone 1) and avoiding areas of higher flood risk (Flood Zones 2 and 3), utilising information from local flood records;
- in cases where either the location is in Flood Zones 2 and 3 or the scale of development warrants it, providing site-specific flood risk assessments with the planning application, assessing the risk in detail, in line with national guidance;
- identifying appropriate flood protection, resilience, resistance or mitigation measures, based on the above assessment; and
- using any opportunities arising from flood risk management to improve water quality.

Most of the parish lies in the Flood Zone 1 (low risk), due to the absence of major rivers in the parish. The main flood risk from watercourses is confined to the area around the Tudeley Brook in the western part of the parish, east of the A228 at Colts Hill (Flood Zone 2 [medium risk]), and to the headwaters of the Teise in the Isle of Wight and Furnace Pond areas to the south of Brenchley (Flood Zone 2 and Flood Zone 3 [high risk]).

The Environment Agency published new guidance in February 2016 on how to use climate change allowances in flood risk assessments. The new allowances for peak rainfall intensities have implications for drainage design and should be included within any drainage strategy prepared to accompany a planning application. As Lead Local Flood Authority, Kent County Council requires that the design accommodates the 1 in 100 year storm with a 20% allowance for climate change and an additional analysis should be undertaken to understand the flooding implication for a greater climate change allowance of 40%.



D9 Surface Water Management

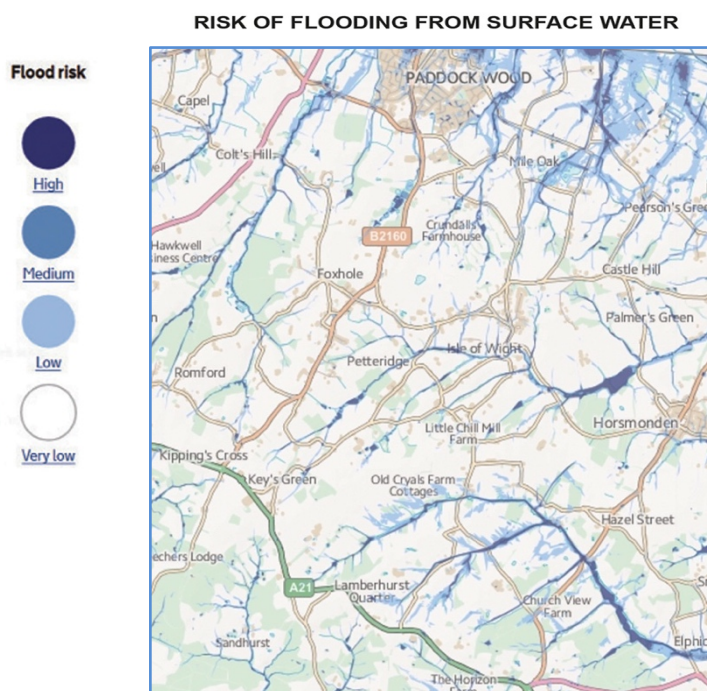
Developments will only be supported if they provide for adequate surface water drainage to manage flood risk, both on the site and within its locality. Sustainable Drainage Systems (SuDS), if appropriate, must be included to manage surface water run-off from the site, including measures to store it or slow down the rate at which it discharges from the site, together with appropriate arrangements to secure its ongoing management and maintenance.

This policy seeks to steer development to areas of lower flood risk and, where this is unavoidable, to seek site-specific flood risk assessments to identify the most appropriate package of measures to manage and mitigate flood risk.

The Parish is underlain by sandstones and clays: there are a number of hazards associated with these rock formations, including surface water flooding due to the impervious clay. Perched water tables occur within the sandstone and streams can arise when saturated sandstone is underlain by clay, particularly on the steep northern slopes in the parish. Sinkholes can also appear on the surface as the sandstone is washed away. Local drainage systems with limited capacity, such as pipes and culverts, can exacerbate surface water flooding. The new Environment Agency map (below) identifies several areas in the parish that have a low to high risk of flooding from surface water, mainly focused on the numerous small streams. These 'wet spots' include:

- the junction of Hatmill Lane and Fairmans Lane;
- The junction of Kings Toll Road with Maidstone Road;
- The hamlet of Mile Oak;
- Matfield Green and along Maidstone Road; and
- The junction of Foxhole Lane and Bramble Reed Lane

The design of any SuDS should take account of the geology underlying a development site. The porous Tunbridge Wells Sandstone can act as an underground reservoir, which could be used for the disposal of surface water from borehole soakaways. However, any soakaway that attempts to terminate in the impermeable Wadhurst Clay is unlikely to be effective. Deep borehole soakaways should not be drilled beneath the Wadhurst Clay into the Ashdown Sands, which is a protected primary aquifer for the area. The Southern Water pumping station at the junction of Bramble Reed Lane and Foxhole Lane extracts water from the Ashdown Sands for distribution.



6.4 LANDSCAPE AND ENVIRONMENT POLICIES

If the parish is to remain an attractive environment to live, work and visit, it is essential 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.

LE1 Protecting the AONB

Proposals for development in the High Weald AONB that satisfy the objectives of the High Weald Area of Outstanding Natural Beauty Management Plan 2019 and comply with its associated guidance will be supported. All proposals should accord with the requirements of the Draft TWBC Local Plan (LP Policy STR/BM1, The Strategy for Brenchley and Matfield Parish), as regards the most recent AONB Management Plan.

The High Weald AONB is celebrated for its scenery, tranquillity and wildlife. It is recognised as one of the best surviving medieval landscapes in northern Europe, having been a unique, distinct, and recognisable area for at least 700 years. Many of Brenchley and Matfield's landscape features reflect those highly valued in the AONB. They need to be conserved and enhanced when considering any potential development.

The National Planning Policy Framework (February 2019; paragraph 172) states that: 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas...'.

The NPPF also states that: 'The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.'

The 'High Weald AONB Management Plan' sets out long term objectives for conserving this nationally important landscape, along with local authorities' ambitions for how the High Weald will be managed over the next five years. The Management Plan will be supported by this Neighbourhood Plan. TWBC's Strategy for the Parish in the draft Local Plan (LP Policy STR/BM1: The Strategy for Brenchley and Matfield Parish) states that 'Where a site is within the AONB, it should be demonstrated that the proposal will make a positive contribution towards achieving the objectives of the most recent AONB Management Plan.'

LE2 Development outside the AONB

Developments outside of the AONB that protect and enhance the environment, character and landscape setting of the AONB and the locally important views over the Low Weald will be supported. Proposals will be required to demonstrate taking full account of the AONB Management Plan.

The northern and north-eastern areas of the parish form part of the High Weald National Character Area and were formerly designated as part of a Kent Special Landscape Area. They include countryside of high landscape and biodiversity value, playing an important part as the setting of and approach to the High Weald AONB, as well as providing outstanding views across the Low Weald and Medway valley to the Greensand Ridge and the North Downs. Development within the parish should not damage or impede these characteristics.

The TWBC's draft Local Plan (LP STR/BM1: Strategy for Brenchley and Matfield Parish) says that 'Sites outside the AONB but within the High Weald Character Area, or close to the boundary of the designated AONB landscape, will have similar characteristics and are likely to contribute to the setting of the

designated landscape. The AONB Management Plan and any supporting guidance will be a material consideration for these sites.’ The Tunbridge Wells Borough ‘[Landscape Character Assessment 2017](#)’ states that ‘in planning, consideration should be given to these areas in terms of providing the setting or a buffer for the High Weald AONB’.

LE3 Historic Landscapes and Heritage Assets

New developments that conserve and, where possible, enhance the historic environment of the parish, will be supported. They should have regard to the advice set out in current government historic environment policy and guidance, including Historic England Good Practice Advice Notes and Historic Environment Advice notes. Applications for development should demonstrate how they comply with relevant Supplementary Planning Documents and Supplementary Planning Guidance issued by Tunbridge Wells Borough Council.

The Parish benefits from important landscapes and heritage assets. Their conservation is essential to retaining the attractiveness and character of the Parish. As evidenced in the consultation events for the Neighbourhood Plan, such conservation is a major concern of residents.

As well as referring to national policies and those in the Local Plan, applicants for development should refer to the Borough Council’s ‘[Historic Environment Review](#)’, ‘[Historic Landscape Characterisation](#)’ and the ‘[Kent Historic Environment Record](#)’.

There are as yet no Conservation Area Assessments for Matfield and Brenchley. As described in Section 2, both Conservation Areas are characterised by a high number of listed buildings, some wide grass verges, flower-filled front gardens behind low picket fences or low walls and railings, and brick footways in the village centres. Both Conservation Areas would be enhanced by measures to resolve parking problems, limit speeds and create safe crossing places, without damaging the appearance of the Conservation Area. Extension of the areas of brick footway would also be welcome. Reducing the height of hedges obscuring front gardens would enhance the appearance of the Brenchley Conservation Area.

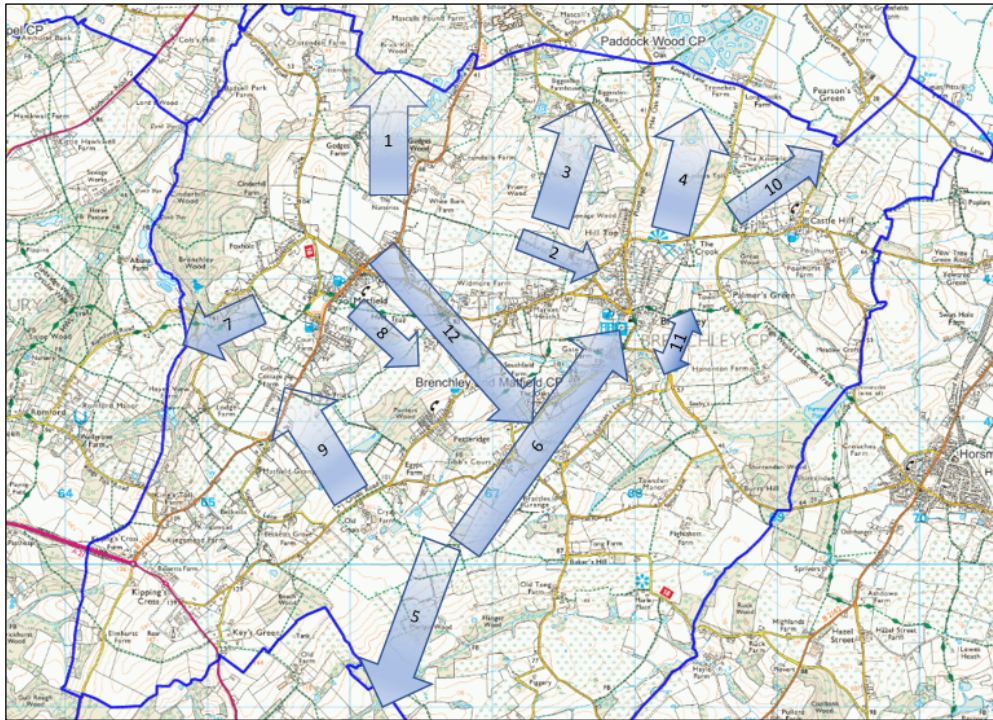
LE4 Protection of Views

Development proposals will only be supported if they respect and enhance the positive characteristics of significant views within and from the parish as shown in Appendix 4. Planning applications will be required to provide a visual impact statement, including winter and summer views, to demonstrate that their impact on such views is acceptable.

Parishioners have identified views they regarded as important at various public consultations and have also submitted images. These are listed and illustrated in Appendix 4.

Views from the roads and footpaths within the parish

The parish’s position on the High Weald escarpment means it enjoys panoramic views in many directions from roads and public footpaths. A good example of this is the Viewpoint in Crook Road, which attracts many residents and visitors. Many of the footpaths which link the various villages and hamlets within the parish also offer superb views of the surrounding countryside and settlements, attracting many visitors to the area. The ‘[High Weald Landscape Trail](#)’ is a 145km route that meanders through the AONB from east to west, linking ridge-top villages and historic gardens and providing stunning views of the parish’s landscape, its settlements and well beyond. The map below indicates these viewpoints.



Views of iconic buildings within the parish

The Grade 1 listed All Saints' Church and Matfield House and Stable Block are arguably the most iconic buildings in the parish, though others are also highly valued. There are extensive views of All Saints' from many directions from footpaths and nearby housing developments. There are important views of Matfield House and its distinctive Clock Tower from Matfield Green and Chestnut Lane.



LE5 Protection of Green Spaces

The designated Local Green Spaces listed will be protected from built development except in very special circumstances, namely where:

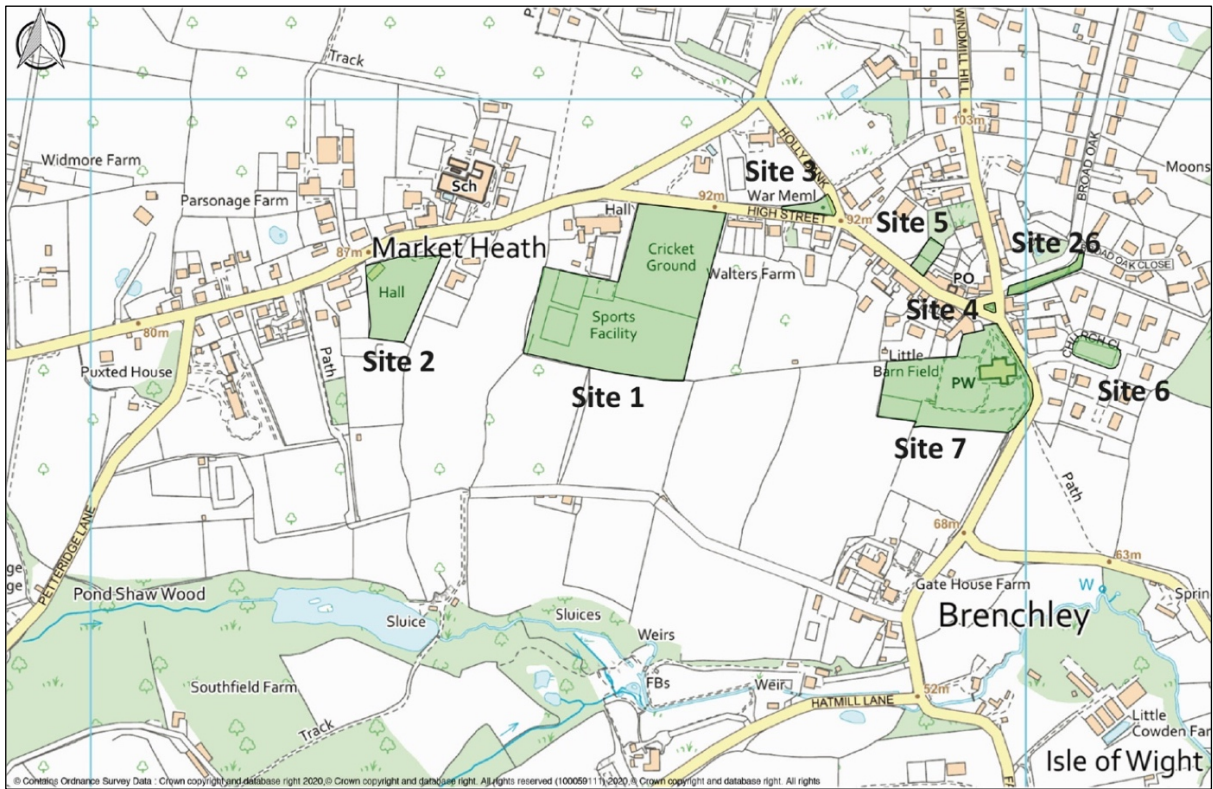
- a. a replacement green space of equal or better size and quality is provided in a suitable location;
- b. there is an existing building or structure within the local green space (such as a sports pavilion or maintenance store) which needs to be renewed, extended, or replaced to maintain its viability;
- c. any new development will be for the benefit of the community and preserves the particular qualities of the local green space that led to its designation; or
- d. it consists of essential small-scale public infrastructure, and the existing use and community value of the space is not detrimentally affected.

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.’ A Local Green Space should fulfil at least one of the following criteria: it needs to be in close proximity to the community it serves; it can be shown to be special to a local community; it 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; it is local in character; and is not an extensive tract of land. The designation of land as a Local Green Space through a Neighbourhood Plan allows communities to identify and protect green areas of particular importance. The parish has areas 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.

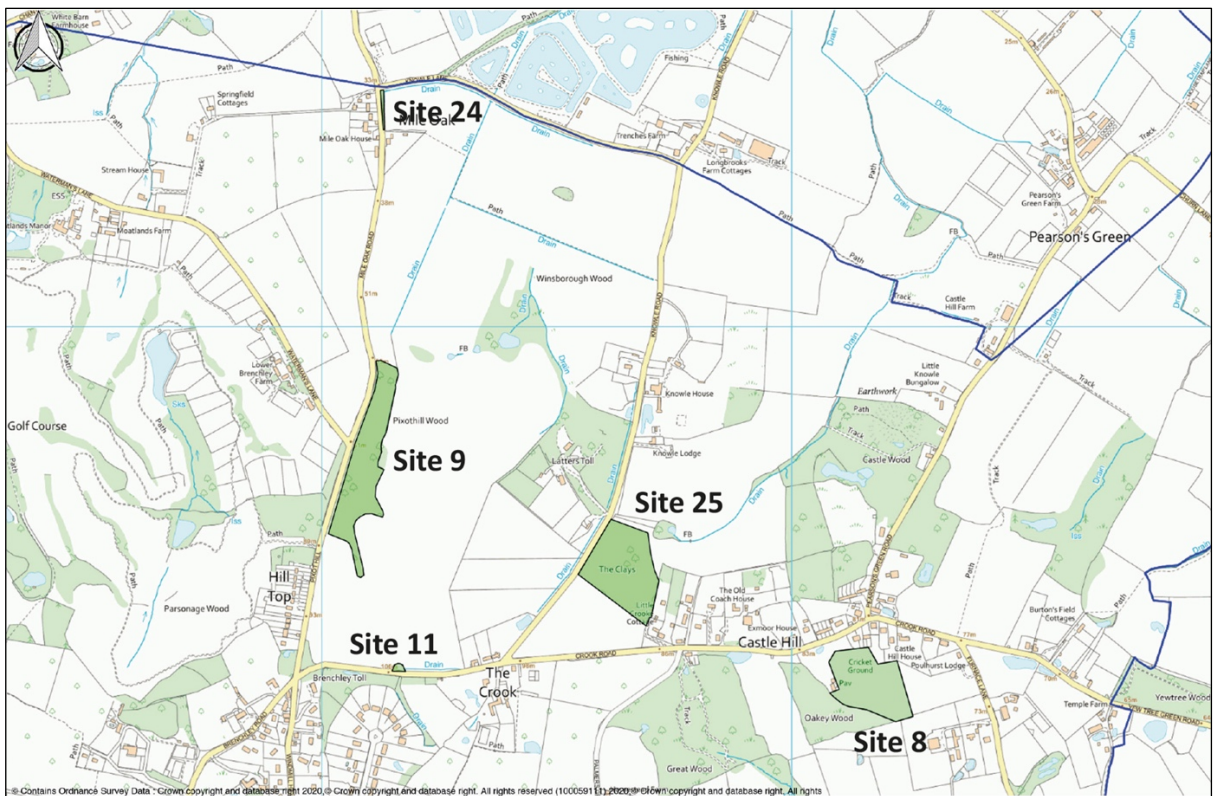
The proposed Local Green Spaces in the parish are listed in the following table and are shown on the maps on pages 40 and 41.

Local Green Space description	Beauty	History	Recreation	Tranquillity	Biodiversity	TWBC Draft LP Designation
EN7 refers to Heritage assets in the draft local plan EN17 refers to Local Green spaces in the draft local plan EN18 refers to landscape within the Built Environment OSSR1 refers to Open Space						
Site 1: Brenchley Memorial Hall recreation ground						EN17/OSSR1
Site 2: Brenchley Recreation Ground, Market Heath						EN17/OSSR1
Site 3: Brenchley War Memorial						EN7,17
Site 4: Oak Tree Green, centre of Brenchley village						
Site 5: Jack Verrall Memorial Garden, Brenchley						EN17, 18
Site 6: Church Close Green, Brenchley						EN17,18
Site 7: All Saints' Churchyard (new and old), Brenchley						EN12,17,18
Site 8: Castle Hill Cricket Ground, Crook Road						EN17
Site 9: Pixot Hill Wood						
Site 10: Matfield War Memorial						EN17
Site 11: The Viewpoint, Crook Road						EN17
Site 12: Porters Wood Recreation Ground, Petteridge						EN17
Site 13: St Luke's Churchyard, Sophurst Lane						
Site 14: St Luke's new Churchyard, Sophurst Lane						
Site 15: Cinderhill Wood playing field, Matfield						
Site 16: Woodland to north of Wish Court, Matfield						EN17
Site 17: Parish allotments, Brenchley Road, Matfield						OSSR1
Site 18: Green Triangles at Five Wents, Chestnut Lane, Matfield						
Site 19: Grass verge, centre of Matfield, near Ebenezer Chapel						
Site 20: Grass verge, Prall's Old Nursery, Maidstone Road, Matfield						
Site 21: Green Area and Pond, Invictas, Maidstone Road, Matfield						
Site 22: Keys Green verges and pond, Beech Lane						
Site 23: Green triangle, seating area, Cryals Road/Petteridge Lane						
Site 24: Mile Oak verge and Millennium Post/Sign						
Site 25: The Clays (Wood), Knowle Road						
Site 26: Broad Oak verge, Brenchley						EN18

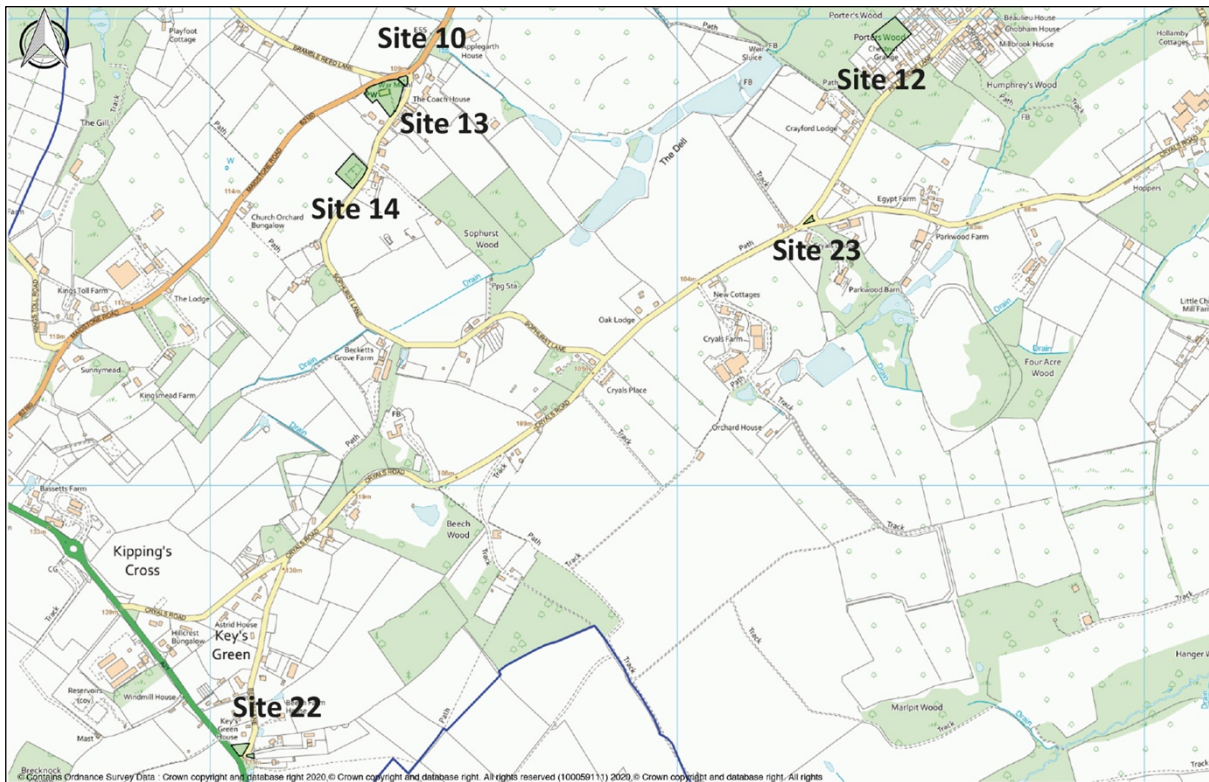
Central Brenchley



Castle Hill area



Area near St Luke's Church, Matfield



Central Matfield



LE6 Green Spaces in New Developments

New developments of more than 20 dwellings that provide new amenity green spaces will be supported. These will preferably be dedicated as village greens and should be accompanied by a landscape and environmental management plan showing how their management and maintenance will be carried out and funded.

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

LE7 Biodiversity

Proposals for new development will only be supported if they demonstrate how they will conserve and enhance biodiversity, including through habitat corridors between habitat areas and along historic routeways where these could be affected by development. An Ecological Survey will be required, carried out by a qualified person. Any recommended habitat management measures should be assessed and agreed by TWBC and then implemented through a planning condition or legal agreement.

There is a need not only to protect and enhance biodiversity on sites to be developed but also to protect and enhance the local habitat as a whole. Wildlife and native plant life corridors will be expected to be enhanced rather than disrupted by new development and resilience to climate change will be increased.

Highway verges are one of the most important remaining reservoirs of wildflowers, particularly important for pollinating insects. This includes ecologically rich verges on historic routeways, as well other highway verges in the parish, including new highways and public rights of way in new developments. Other important areas to protect and enhance include coppiced woodland and rare remaining areas of semi-**Proposed Local Green Buffers** improved grassland and lowland heathland.

LE8 Protection and planting of Trees

Developments will be supported if they retain existing trees and 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. Existing mature trees that make a positive contribution to the landscape should be retained. In addition, planting of trees along access roads will be encouraged. Tree planting should be designed so that the trees will not obscure important views, such as those protected by Policy LE4, when they reach maturity.

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. Parish residents also wish new developments to include tree planting that will provide a new legacy for the future. Planting more native and fruit trees will be beneficial to the community by

- contributing to the long-term conservation of the traditional High Weald landscape;
- compensating to a small extent for the loss of orchards in recent years;
- reducing run-off and flooding;
- enhancing biodiversity;
- improving air quality; and
- absorbing carbon dioxide from the atmosphere.

This policy is similar to Policy Propositions 31 and 32 of “Living with Beauty”, the report of the Government-appointed ‘Building Better, Building Beautiful Commission’.

LE9 Native Species and Hedges

Developments that use native species for landscape proposals will be supported. Property boundaries in new development should consist of native species hedging, set back two metres from any footway, public right of way or (where there is no footway) carriageway, to minimise the risk of obstruction.

This policy will promote biodiversity, help preserve the parish’s rural character and provide room for hedges to grow without impeding pedestrians or other traffic. Hedging, once mature, is normally at least one metre deep and can grow up to one metre per year, for which allowance is made in this policy. Where necessary for security or to constrain movement of children or animals, hedges may be reinforced on the side away from the road or public right of way by fencing, which should be unobtrusive and preferably constructed using materials from local coppiced woodland.

In the Visioning and Design Forum events the public expressed a particular desire to limit/reduce the amount of Leylandii in the villages. In several locations it has been allowed to grow unchecked or is poorly maintained by close cropping, after which the tree becomes vulnerable and may die.

LE10 Dark Skies Policy

All proposals will be required to provide an assessment of how the development will affect dark skies. New development will only be supported if designed to minimise the effect of light spillage from any large windows, and external lighting in new development will only be supported where:

- a. the lighting is necessary for operational, safety or security reasons;**
- b. any light spillage beyond the application site is eliminated, or minimised, by measures such as timing and proximity controls, orientation, screening, shielding or glazing;**
- c. there is no adverse impact on nearby residential properties; and**
- d. the angle of Light emitted is no more than 0° to 85°.**

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. The provision of some mechanism for reducing light spillage from large windows, such as shutters, should be a planning condition.

Detailed advice is provided by the Institute of Lighting Professionals in its ‘Guidance Note 9/19, Domestic Exterior Lighting: Getting it right.’ This concerns security lights in houses as well as street lighting with low level bollard lighting or other low-level lighting. 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. The Commission for Dark Skies recommends that where lighting is essential, shielded lighting of minimum brightness and minimum duration should be used. They also argue that there is no proven link between lighting levels and crime. The ‘Campaign to Protect Rural England: Shedding Light’ advises dimming of external lighting and part-night lighting will save energy and reduce both costs and light pollution.

LE11 Advertising

Developments involving advertisements or signage will be supported if they comply with the draft TWBC Local Plan (LP Policy EN9, Advertisements), in particular demonstrating 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.

6.5 ACCESS AND MOVEMENT

Access and Movement policies in the Neighbourhood Plan aim to ensure that all developments consider their impact on local traffic; help facilitate safe and connected walking within the community; and seek to improve public transport links and other sustainable transport initiatives.

Parishioners at the visioning events and in other feedback have consistently highlighted the importance of pedestrian safety, public transport, and pedestrian access. Traffic was seen as the number one challenge, with the speed and volume of traffic, the incidence of large lorries and problems of parking being major concerns. Unless carefully designed, new developments risk aggravating the issues raised by residents. **Proposed Local Green Buffers**

AM1 Sustainable Travel

Developments that allow access to a choice of safe, sustainable travel (including walking, cycling and public transport) will be supported. Where possible and relevant, developments should:

- a. provide safe and easy non-vehicular access to community facilities through improvements to footpaths and cycle paths;**
- b. provide, where feasible, safe crossing points on development frontages; and**
- c. support new or improved scheduled bus services and improved access to local bus stops, where relevant.**

New developments lead to additional traffic, adversely affecting road safety, pedestrian safety, air quality and road noise. To minimise these impacts, developments should prioritise sustainable travel over private vehicle use.

Walking and cycling would be encouraged by enabling safe and easy non-vehicular access to popular community facilities. These include All Saints' and St Luke's Churches, Matfield Village Hall and Cricket Pavilion, Brenchley School, Brenchley Scout Hall and Recreation Ground, Howell Surgery (Brenchley), Brenchley Dental and Brenchley Memorial Hall. Increased walking and cycling would also help limit the increase in road traffic.

Measures could include improvements or additions to public footpaths or other rights of way. New developments with existing pavements should improve them if necessary and extend them where possible. New developments on sites with no current pavement on frontages could provide permeable, all-weather footpaths/walkways within the development site. This would not detract from the parish's rural character and could improve safety for pedestrians. Where feasible, safe pedestrian crossing points could be provided on development frontages.

Limited mobility is an important cause of social isolation and poor quality of life. Distances from essential services and railways make car use essential unless there are attractive public transport alternatives. Bus services have declined and do not meet the needs of those with significant mobility problems. Providing additional public transport options could help alleviate these problems. It would also provide necessary transport for parishioners unwilling or unable to drive.

AM2 Enhancing the local highway network

Developments that include site-specific traffic management and speed calming measures will be supported. These should be considered within development sites and for roads serving them. Developments that facilitate safer traffic movement and relieve parking problems in neighbouring areas will be supported.

Developments could improve road and pedestrian safety by designing traffic calming measures within new developments and in surrounding areas. Alternatively, they could make arrangements for their provision via legal agreements attached to the grant of planning permission. All such measures should only be undertaken with the approval of the relevant authorities, namely Kent Highways and TWBC.

Proposals which seek to increase the number of vehicular access points or which would involve an increase in traffic will need to demonstrate that they do not further inhibit the free flow of traffic, or exacerbate problems of pedestrian safety or parking stress, including conflict with larger vehicles.

Developments should be designed with adequate and appropriate parking to reduce the likelihood of on-street parking on surrounding roads. (See policy D5). The parking problems most frequently raised by the community have been:

- Maidstone Road between Hammonds Butchers and the Poet public house. (On-street parking disrupts traffic flow);
- Brenchley Road between Market Heath and High Street, especially near Brenchley School. (On-street parking disrupts traffic flow, especially during school drop-off and pick-up);
- Maidstone Road near Matfield Village Hall. (During events at the hall, over-flow on-street parking causes congestion in nearby roads, including Oakfield Road);
- The area around St Lukes Church (Limited parking for the congregation causes over-spill on-street parking in Bramble Reed Lane and Sophurst lane);
- Brenchley High Street, especially near All Saints' Church. (Lack of parking for All Saints' congregation, the Little Bull, the Post Office and butchers leads to on-street parking in the area which disrupts traffic flow.)

6.6 COMMUNITY, LEISURE AND RECREATION POLICIES

The parish needs a good range of high-quality facilities to support the well-being of the community. 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.

CLR1 Education, Health and Care Services

Development proposals that would clearly enhance community services in education, health and care will be supported, provided that 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. The community has indicated its strong support for maintaining a primary school in the parish. Brenchley and Matfield Church of England Primary School has the capacity to absorb an increase in the primary school age population in the parish, but has some maintenance requirements.
- Day care, pre-school and nursery facilities. 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.
- Services for older residents. The rise in the number of older residents will result in an increasing need for social care, other forms of support and appropriate housing, especially for those with limited mobility. Alongside this will come an increasing need for activities to improve health and well-being, provide opportunities for socialisation and reduce loneliness.

CLR2 Sports and Leisure

Proposals to provide and enhance social, sports, exercise and leisure activities that help improve the health and well-being of the community will be supported. Particular priority will be given to facilities that widen the range of local activities for children, teenagers and the elderly.

Sports, exercise and leisure facilities enhance health and the quality of life. The Parish currently has a good range of privately owned facilities at Brenchley Memorial Hall, Brenchley Scout Hut, Castle Hill Cricket Club and Matfield Village Hall, while Brenchley Recreation Ground, Matfield Pavilion, Matfield Green and Porters Wood are owned by the Parish Council. In the borough wide TWBC 'Open Space, Sports and Recreation Assessment 2018 (OSSRA)' 60% of respondents in the borough used village hall/community centres at least weekly, although only 36% of respondents rated them as good or very good and 18% rated them as poor or very poor. In the Parish Plan Survey a majority of respondents felt that the village halls were satisfactory or better, although a number of people felt that Brenchley Memorial Hall required modernisation.

Proposals that help ensure the continuation and, as needs are identified, improvement of these facilities will be supported. 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.

The rural areas are disadvantaged as facilities provided and maintained by TWBC are only available in the larger settlements. New and improved facilities within the parish should be prioritised in Section 106 funding agreements.

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.

CLR3 Play Areas and Playground facilities

Developments that provide play areas and contributions towards equipped playgrounds within the parish, in line with the Fields in Trust guidelines, will be supported.

Safe and inviting playground facilities are important for young families, providing opportunities for exercise, development and social interaction. Play facilities should be close to pedestrian routes and seating should be provided, together with litter bins.

Fields in Trust's (formerly the National Playing Fields Association) benchmark standards have been used by approximately 70% of planning authorities and other bodies, including Sport England, for many years. The 2008 guidelines 'Planning and Design for Outdoor Sport and Play (PDOSP)' were updated in 2015 from survey evidence to produce 'Beyond the Six-Acre Standard'. The new recommendations will help to ensure that the provision of outdoor sport, play and informal open space is of a sufficient size to enable effective use; is located in an accessible location and in close proximity to dwellings; and of a quality to maintain longevity.

The Fields in Trust (FIT) guidelines suggest that:

A **Local Area of Play (LAP)** should be provided in any new development of more than 5 dwellings; this is a small area of open space, of a recommended minimum area of 100m², primarily for children up to the age of six, within one minute walking time of where they live.

A **Local Equipped Area for Play (LEAP)** should be provided for developments of 10 or more dwellings; this is an area of open space, of a recommended minimum area of 400m², intended for children who are beginning to go out and play independently close to where they live, usually within five minutes walking time. A LEAP should provide a stimulating and challenging play experience, with a minimum of six play experiences. An alternative to a LEAP would be the provision of a Local Landscaped Area for Play.

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
5-10 dwellings	✓			
10-200 dwellings	✓	✓		Contribution
201-500 dwellings	✓	✓	Contribution	✓
501+ dwellings	✓	✓	✓	✓

In the parish there is only one equipped play area, at Market Heath in Brenchley, occupying a small area of 260m². Improvements were made to the playground equipment in September 2019 but additional play equipment for older children would be welcomed. The shortage of play spaces and playgrounds in the Parish, particularly in Matfield, was recognised in the TWBC 2006 Local Plan documents. The idea of a playground in Matfield attracted significant support from the community in the Parish Plan Survey (2017), subject to finding an appropriate site. Further consultation is needed on the priorities for improved play facilities at Porters Field in Petteridge.

CLR4 Facilities for young people and teenagers

Developments that help to provide improved leisure facilities for young people and teenagers in the parish will be supported.

Consultations with young people and teenagers during the preparation of the Parish Plan Survey (2017) highlighted the following priorities.

- a need for meeting places for young people, both indoors and outdoors;
- improvements to existing playgrounds and a playground in Matfield;
- clubs at weekends: cookery, film, book, Forest School, sports, art & craft;
- more social events for young people and better publicity;
- a safe footpath/cycle track between Matfield and Brenchley;
- safer walking by providing wider pavements, reducing the traffic speed and improving the safety of crossing points; and
- improved bus services between the villages and nearby towns and more bus stops in rural areas.

The Open Space, Sports and Recreation Assessment (2018) showed that the prime priority throughout the borough was the need to improve the provisions for teenagers: 59% of households highlighted the overall quality of outdoor facilities for teenagers as being either poor or very poor. The OSSRA identified a shortage of Multi User Game Areas (MUGA) and junior and mini-soccer pitches in the borough. The Fields in Trust guidelines suggest that, along with other contributions, a contribution towards a Multi-Use Games Area (MUGA) should be made by developments of more than 10 dwellings.

Due to the private facilities at the Brenchley Memorial Hall Recreation Ground and Castle Hill Cricket Club, the parish meets FIT guidelines for playing pitches and outdoor sports. All of the sports clubs have junior sections at affordable prices, which young people are welcome to join. Other facilities for young people are however limited.

Open space typology	QUANTITY GUIDELINE (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Playing pitches	1.20	1,200m	<ul style="list-style-type: none"> * Quality appropriate to the intended level of performance, designed to appropriate technical standards. * Located where they are of most value to the community to be served. * Sufficiently diverse recreational use for the whole community. * Appropriately landscaped. * Maintained safely and to the highest possible condition with available finance. * Positively managed taking account of the need for repair and replacement over time as necessary. * Provision of appropriate ancillary facilities and equipment. * Provision of footpaths. * Designed so as to be free of the fear of harm or crime. * Local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation⁷. * Local authorities can set their own quality benchmark standards for play areas using the Children's Play Council's Quality Assessment Tool.
All outdoor sports	1.60	1,200m	
Equipped/designated play areas	0.25 See table 4 for recommended minimum sizes	LAPs – 100m LEAPs – 400m NEAPs – 1,000m	
Other outdoor provision (MUGAs and skateboard parks)	0.30	700m	

As they move towards their teenage years, young people increasingly seek out places to meet socially away from home. Facilities for them to meet and for healthy exercise in a safe and sociable environment are important. The inadequacy of public transport makes it difficult for local young people to access the swimming pools, gyms, skate-board parks and leisure centres provided by the borough council in the larger settlements. Bus services are very poor or non-existent, cycling on busy, often narrow, roads is hazardous and there are no pavements to enable pedestrian access to Paddock Wood. For sustainability, any facilities financed by Section 106 agreements should be created within the parish, as recommended by the FIT walking distances to playing pitches and play areas.

CLR5 Open Space provision

New housing developments that provide amenity green areas close to homes and make contributions towards additional recreational facilities in the parish will be supported. Existing open spaces, sports and recreational buildings and land in the parish should be retained.

Paragraph 96 of the NPPF (February 2019) states that ‘access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities’.

Respondents to the Open Space, Sport and Recreation Assessment indicated that on a monthly basis: local parks and recreation grounds were used by 85% of households; footpaths, bridleways and cycle paths by 80% of households; woodlands, wildlife areas and nature reserves by 75%. 52% of households indicated that better footpaths, bridleways and cycle paths were a high priority, followed by parks and local recreation grounds (46%).

In the OSSRA a majority of households reported that they would not normally travel more than 10 minutes to visit open spaces, play areas, recreation grounds and village halls, with walking being the normal mode of transport.

There are several recreational sites and open spaces in the parish that are highly valued by the community and provide opportunities for sports, play, horse riding, walking and gardening. These activities have economic and social benefits, such as improvements in physical and mental health, enhancing community cohesion and providing a greater attraction for tourists. Open spaces provide areas of tranquillity, where seating provides an opportunity for people to socialize and enjoy the biodiversity, landscape and extensive rural views.

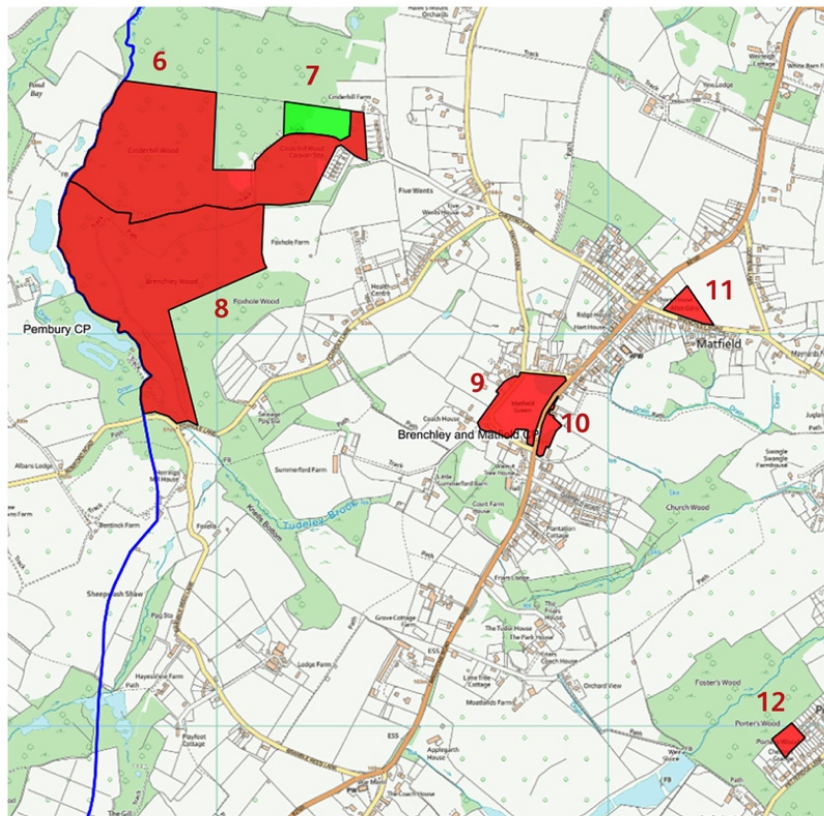
The Neighbourhood Plan wishes to designate the following areas as Open Spaces in the Parish, as identified by the community during the Neighbourhood Plan Visioning Events.

Proposed Open Spaces

- 1. Brenchley Recreation Ground**
- 2. Memorial Hall Recreation Ground**
- 3. Jack Verrell Garden**
- 4. Jubilee Seat**
- 5. Castle Hill CC**
- 6. Cinderhill Community Wood**
- 7. Cinderhill Football Pitch**
- 8. Brenchley Wood**
- 9. Matfield Green**
- 10. Drying Ground**
- 11. Parish Allotments**
- 12. Porters Wood**



OPEN SPACES: BRENCLEY & CASTLE HILL



OPEN SPACES: MATFIELD & PETTERIDGE



7. COMMUNITY ACTION PROJECTS

This Plan has set out policies that are important to the future well-being of the parish. Their effectiveness will depend in part on investments that go wider than the proposals made by developers. Ideas for projects to provide community improvements have emerged in the course of consultation on the Neighbourhood Plan. Ideas are still being developed, but they include the following.

Traffic calming and Road Safety

Traffic speeds and road safety are major community concerns. Initiatives might involve:

- traffic surveys to provide evidence of the need for traffic-calming measures to discourage or prevent speeding;
- the installation of speed cameras and signs, with number plate recognition technology, to discourage speeding;
- provision of pedestrian crossings to improve safety on crossing roads;
- provision of additional or upgraded footpaths, both adjacent to roads and linked to public rights of way, to improve pedestrian safety and encourage walking;
- changes of surface on key roads and crossing points; and
- provision of additional public parking spaces and costs of parking control measures, to reduce the incidence of dangerous parking.

Such measures should improve safety as would the reduction of speed limits on key roads through the villages, which are currently set at 50mph or higher and, even then, are regularly ignored. Changes and improvements are largely the responsibility of Kent Highways, but local initiatives and projects can also play an important part.

Improvements to Bus Services

Current bus services are very limited, making it hard to rely on them without improvements. New, more frequent or later-running services linking Brenchley and Matfield with Paddock Wood and Tunbridge Wells would be a significant benefit to those who rely on public transport and could reduce the use of cars for local journeys. Provision of real time information to key bus stops would also be a worthwhile improvement.

A Community Bus

In some rural areas bus services are being supplemented by a Community Bus, with wheelchair access. This does not compete with scheduled services 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, while reducing car use. It would be critically dependent on volunteers to run the scheme and drive the buses, though the latter might be provided by hirers if they were given suitable training. Subject to this, a Community Bus initiative would be supported.

Playgrounds & equipment

The provision of a new playground area and equipment to be provided close to the Village Centre in Matfield is a key priority of the community and will become even more so with further development in the village. Improvements to play areas in Brenchley and Petteridge are also desirable.

The environment and climate change

Support for local, small-scale energy generation has been suggested but might be hard to reconcile with the AONB setting of the parish. Support might however be considered for initiatives such as the provision of electric charging points or addition of solar panels on public buildings.

Improvements to Recreation Centres

Support has already been provided through Section 106 funding for improvements to the Scout Hut. Given their central importance to a wide range of community activities, further improvements that may be needed over time to Brenchley Memorial Hall, the Matfield Pavilion and Matfield Village Hall will be supported.

Allotments

Given the recreational and health value of allotments, proposals for additional plots or improvements to the existing site will be supported as and when the need arises.

Community Activities

Additional activities that meet priority community needs, especially for those who may be lonely or have restricted mobility, will be supported. Examples might include initiatives that enable interaction between older and younger residents, such as regular joint activities in community centres, or home visits for those with restricted mobility.

Sports and Fitness Facilities

Section 106 funding might help enhance sports facilities for increased numbers of residents. Possible examples are:

- Brenchley Memorial Hall Charity provides two junior soccer pitches for the Brenchley Eagles on its Cricket Field but the sloping adult soccer pitch is no longer in demand. Developer contributions could be used to level the adult pitch as an additional junior pitch and to provide the improvements in changing facilities mentioned in the OSSRA;
- Castle Hill Cricket Club, which has a strong junior section, requires storage facilities and the renovation of its pavilion;
- the OSSRA identified a shortage of Multi User Game Areas (MUGA) and junior and mini-soccer pitches throughout the borough. A MUGA would also enhance the recreational facilities in the parish, particularly for teenagers; and
- outdoor adult fitness equipment could bring both health benefits and be a focus for social interaction.

Cinderhill Wood

Cinderhill Wood is valued by both walkers and riders as well as being of environmental significance. Support for maintenance and improvement will be supported if needed.

Education, Health and Care

These are not primarily the responsibility of parish councils, but support may be given to small community initiatives to enhance facilities that provide these services.

Funding of Community Action Projects

Where possible, support for projects will be sought through Section 106 funding and a Community Infrastructure Levy, if adopted, whereby developers are required to contribute towards projects of benefit to the community. Such contributions can however only be required where the need for investments can be said to result, at least in part, from new developments. The Parish Council will seek to ensure that, as far as possible, Section 106 contributions from larger developments, which are controlled by the Borough Council, are used on local priorities rather than funding less accessible facilities outside the parish. Arrangements will be put in place for continuing review and consultation on the use of Section 106 funds in later years.

The Parish Council itself has neither the resources nor the mandate to fund all but the smallest initiatives. Funds may however be sought from Kent County Council, for example for highways improvements, or from the Borough Council. Efforts to identify wider sources of finance for projects that would benefit the community will be supported.

8. IMPLEMENTATION AND MONITORING

The primary responsibility for controlling and shaping development rests with Tunbridge Wells Borough Council, as the Planning Authority covering Brenchley and Matfield Parish. The Tunbridge Wells Local Plan, for the period up to 2036, will provide the strategic framework for their decisions, while the Neighbourhood Plan provide more detail on local application of Local Plan policies. The Parish Council, on behalf of the community, will try, through its representations on all planning applications, to ensure that development proposals are consistent with the Local and Neighbourhood Plans.

It is important that we regularly check whether the Plan is delivering the Vision we have set out for Brenchley and Matfield in 2036 and whether it needs to be reviewed to respond to changing social, economic and environmental conditions. The Parish Council will therefore monitor and report each year to the community on implementation of the Neighbourhood Plan. This is in addition to the more formal mechanisms that will be required for monitoring and updating the Local Plan.

TWBC prepares an 'Authority Monitoring Report' which will give a high-level report on changing conditions across the borough. This may need to be supplemented by some local work to get a more detailed picture for Brenchley and Matfield.

Amongst the things that will need to be monitored are:

- the pattern of planning applications submitted in Brenchley and Matfield and decisions on them;
- how housing needs in the parish are evolving and the extent to which they are being met;
- factors affecting the prosperity of the rural economy;
- maintenance of local community facilities; and
- whether the condition of key features of the historic and natural environments are stable, improving or declining.

Appendix 1

The Strategic Planning Context for the Neighbourhood Plan

This Appendix summarises the main elements of the context of policy and law within which Neighbourhood Plans are required to work.

The National Planning Policy Framework 2019

The NPPF is the national planning policy framework for England. All local plans and neighbourhood plans are expected to have regard to it, and it also forms a basis for determining planning applications. At its core, the NPPF has a presumption in favour of sustainable development. One definition of sustainable development is “meeting today’s social and economic needs without narrowing the choices open to future generations”. Sustainable development has three dimensions: social, economic and environmental. The national policy is that this will be achieved in rural areas such as Brenchley and Matfield by:

- delivering a sufficient supply of homes;
- building a strong, competitive economy;
- promoting healthy and safe communities;
- promoting sustainable transport;
- supporting high quality communications;
- making effective use of land;
- achieving well-designed places;
- meeting the challenge of climate change, flooding and coastal change;
- conserving and enhancing the natural environment;
- conserving and enhancing the historic environment; and
- facilitating the sustainable use of minerals.

Detailed guidance on application of the NPPF’s policies is provided in the [National Planning Practice Guidance](#) (NPPG), which is available online.

Tunbridge Wells Borough Local Plan (2006) – ‘saved policies’

This local plan was produced under old legislation superseded by the Planning and Compulsory Purchase Act 2004 and later legislation. However, some detailed policies in the plan were saved by approval of the Secretary of State in March 2009 ([Local Plan 2006: Saved Policies 2016](#)). Others were rendered obsolete by the adoption of newer planning policies in 2010 and 2016 (see below). However, some ‘saved’ policies are still used today in determining planning applications, although the weight attached to them is diminished by time and newer national and local planning policies.

These ‘saved policies’ include policies relating to development in villages and the surrounding countryside, particularly policy LBD1 which defines built Limits to Built Development.

Tunbridge Wells Borough Core Strategy (2010)

The Core Strategy comprises a long-term spatial vision and objectives for the Tunbridge Wells Borough area for the period 2006 to 2026, and a set of core planning policies by which they will be delivered. It is used in the determination of planning applications, along with some of the more detailed planning policies in the 2006 document above.

The following Core Strategy policies are of particular relevance in Brenchley and Matfield parish:

- Core Policy 1: Delivery of Development
- Core Policy 3: Transport Infrastructure
- Core Policy 4: Environment
- Core Policy 5: Sustainable Design and Construction
- Core Policy 6: Housing Provision

- Core Policy 7: Employment Provision
- Core Policy 8: Retail, Leisure and Community Facilities Provision
- Core Policy 14: Development in the Villages and Rural Areas

Tunbridge Wells Borough Site Allocations Plan (2016)

The main purpose of the Site Allocations document is to allocate land for housing, employment, retail and other land uses to meet the identified needs of the communities within Tunbridge Wells Borough to 2026 and beyond. The plan follows the strategic objectives and sustainable development objectives set out within the Core Strategy. The document also identifies safeguarded land and areas requiring continued protection from development. Most of the plan's allocated development sites are in the larger towns and villages of the borough. There were no allocations in Brenchley and Matfield.

Supplementary planning documents and guidance

Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs) are non-statutory documents that are used to supplement policies and strategies set out in other statutorily produced documents, such as Local Plans. The Borough Council has produced a wide range of such documents, which are relevant to Brenchley and Matfield parish, which include the following:

- Affordable Housing SPD (October 2007)
- Alterations and Extensions SPD (June 2006)
- Contaminated Land SPD (September 2016)
- Farmsteads Assessment SPD (February 2016)
- Green Infrastructure SPD (August 2014)
- Tunbridge Wells Borough Landscape Character Assessment (December 2017)
- Noise and Vibration SPD (November 2014)
- Recreation and Open Space SPD (July 2006)
- Renewable energy SPD (April 2007 , updated 2016)
- Rural Lanes SPD (January 1998)
- Planning Obligations Good Practice Guide (undated)

The Draft Tunbridge Wells Borough Local Plan 2019

The new Local Plan looks forward to 2036 and seeks to apply the latest national planning policy to the Borough, including provision of a higher level of future housing development, as required by Government. A draft plan was published in August 2019 and was followed by a period of public consultation ending on 15 November. A revised draft is expected to be produced in the summer of 2020, with a further public consultation in the autumn. The Plan is expected to come into effect, following final approval, in 2021.

The new plan will attract increasing weight in planning decisions as it proceeds towards examination by an independent inspector and formal adoption, currently expected to be in 2021. In the event that this Neighbourhood Plan is approved before that, its policies will come into effect until the Local Plan is approved.

When adopted, the new Local Plan will supersede the policies contained within the Tunbridge Wells Core Strategy 2010, the Site Allocations Plan 2016, and the 'saved' policies of the Local Plan (1998) and the associated supplementary planning guidance. The current draft of the new Local Plan proposes a 'dispersed' development strategy which includes major development in and around Paddock Wood, a garden village at Tudeley, and development allocations in several of the smaller towns and villages across Tunbridge Wells Borough. Amongst these are four proposed housing allocations in Matfield

The Kent Waste and Minerals Plan (2016)

The County Council is the local planning authority for development associated with waste disposal and processing, and with the extraction, processing and transportation of minerals in Kent. The plan, which was

adopted in 2016, sets the overall planning strategy for these types of development up to 2030. A Minerals Sites Local Plan, identifying sites to give effect to the strategy is in preparation, and a draft was considered by KCC in December 2018, prior to public consultation and then submission for examination in May 2019. No sites in Brenchley and Matfield Parish are under consideration in the plan.

Neighbourhood plans in adjacent parishes

The adjacent parishes of Horsmonden, Lamberhurst and Paddock Wood are also preparing neighbourhood plans, although none has yet submitted a plan to the Borough Council for formal consultation, examination and referendum.

Statutory designations

The High Weald Area of Outstanding Natural Beauty covers some 560 square miles in the counties of Kent, East and West Sussex, and Surrey. It includes three-quarters of Brenchley and Matfield parish. The designation was confirmed by Government in 1983 and gives national recognition of the quality of the landscape, and the importance of conserving and enhancing it, in decisions by public bodies. The NPPF (paragraph 172) states that 'Great weight should be given to conserving and enhancing landscape and scenic beauty in ... AONBs, which have the highest status of protection in relation to these issues.' The HWAONB is overseen by a Joint Advisory Committee, which has produced an **HWAONB Management Plan**, setting out a vision for the AONB and recommended actions for partner bodies, for the period 2019-2024. A **High Weald AONB Design Guide** for new housing development was published for public comments between June and August 2019

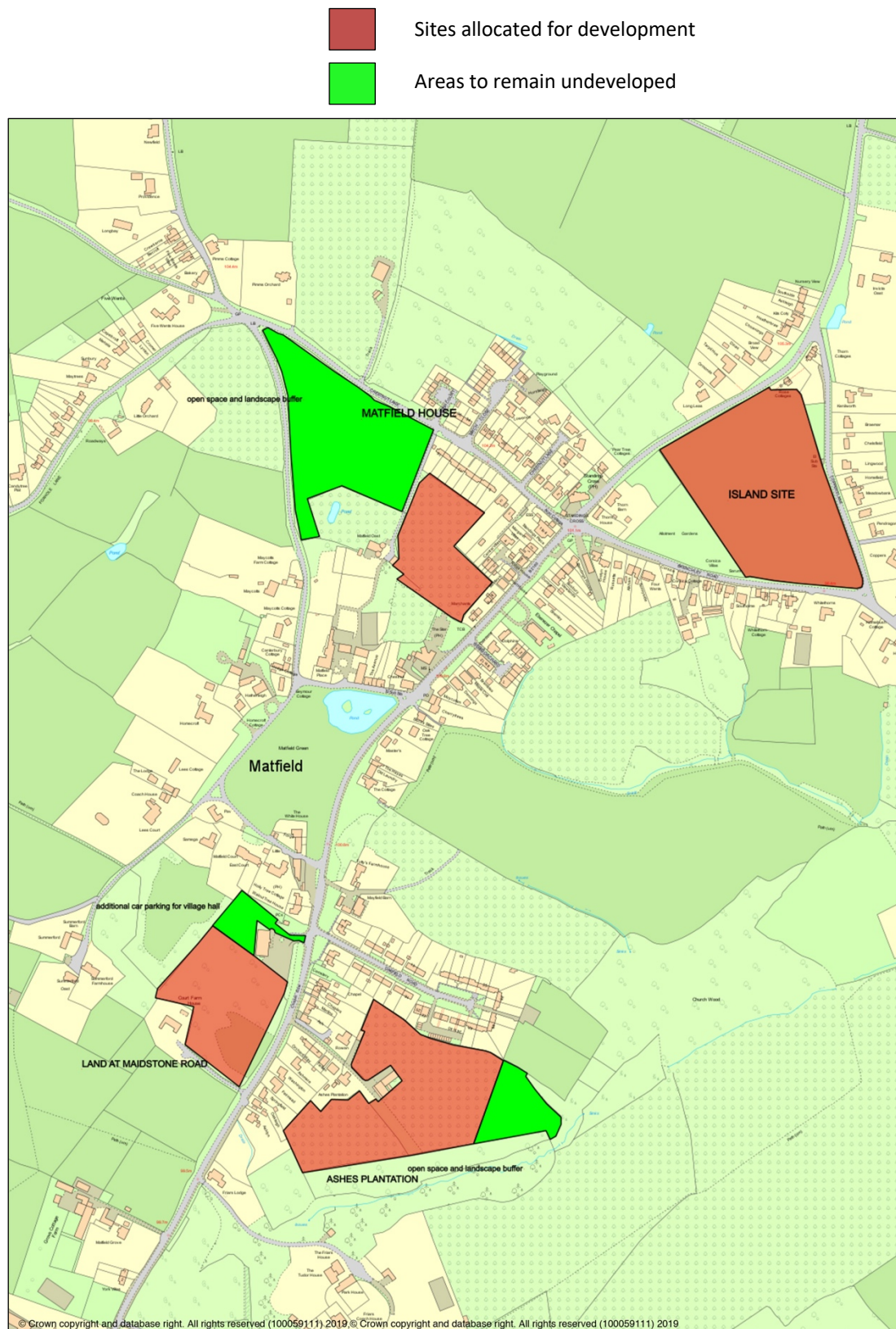
Sites of Special Scientific Interest (SSSIs) are the UK's most important sites for wildlife and geological interest. Designation identifies their special interest, gives statutory protection and lists a range of activities – not just development, but also land management operations- which need to be notified to Natural England (The Government agency responsible for nature conservation) prior to commencement.

Tree Preservation Orders (TPOs) give local planning authorities control over the felling, topping or lopping of designated trees, groups of trees, or woodlands without prior consent. There are a large number of TPOs in place to protect trees and woodlands throughout the parish. In addition, the designation of conservation areas (see below) confers interim protection on all trees within them, allowing the local planning authority to consider whether it should impose a formal TPO prior to any tree works

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Designation imposes a test on all new developments to 'conserve and enhance' the special character or appearance, as it is defined in the designation statement. Brenchley and Matfield parish has two conservation areas, namely the centres of Brenchley and Matfield Villages.

Listed buildings are buildings of special architectural or historical interest, listed by the Government on the basis of national selection criteria. Designation confers additional controls over demolition, alteration or extension, or works affecting their wider setting. There are 166 listed buildings in Brenchley and Matfield parish covering a wide range of the local built heritage including houses, barns, farmhouses, walls, bridges, pubs, oast houses, and churches. Two buildings have the very highest (Grade 1) status, namely All Saints' Church in Brenchley and Matfield House, on Matfield Green.

Appendix 2: Sites allocated by TWBC in the Draft Local Plan



Appendix 3

The Government Definition of Affordable Housing

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.

Appendix 4

Many of the footpaths that criss cross the parish offer wide ranging views over open countryside, woodlands, orchards. The same is true of several roads that traverse high-points in the area. The views selected here are not exhaustive but give a good indication of the types of views that are valued by parishioners. The bulk of the views are from public footpaths that are well used. Most of them have multiple views which should protected from being materially impaired.

Views from Local Footpaths, Bridleways and Pavements to be protected, as proposed during the consultation process

1 - View to the south from footpath WT 275 (near Prall's Lane)



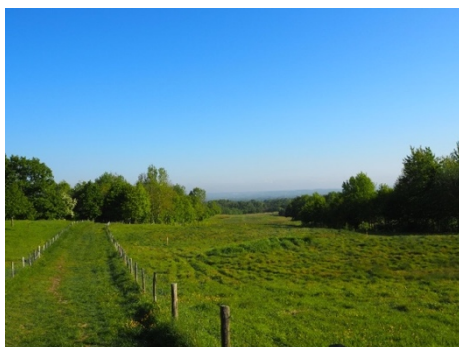
This footpath offers wide ranging views of distant countryside. The view here shows the tile-hung cottages at Gedges Farm in the centre of the picture.

2 - View of orchard and Oast House behind Brenchley Manor from public footpath WT275



Footpath 275 is well walked because it provides a pedestrian friendly link between Matfield and Brenchley. At the Matfield end, there are northerly views of Paddock Wood and on to the North Downs. It winds through picturesque apple and pear orchards with views south towards Petteridge. As the footpath reaches Brenchley, it winds through the "Fruit Belt" of the conservation area. It also contains Brenchley Manor (Grade 2) and Brenchley Manor Oast (Formerly the Old Parsonage - Grade2)*

3 - View to north towards North Downs and Paddock Wood from footpath WT269



This footpath links Matfield and Brenchley to Paddock Wood. It follows a gentle slope down to Paddock Wood over an old golf course which is no longer used. The view is over grazing land towards Paddock Wood. The North Downs can be seen in the distance.

4 - View towards the North Downs from the Crook Road Viewpoint.



This view point on Crook Road offers a stunning 120° view of the landscape to the north including Paddock Wood and the North Downs. The Viewpoint features several wooden seats and a relief map of the views to aid visitors. Crook Road is a popular cycle route because of its views and gentle gradient.

5 - View south of Lamberhurst from footpath WT295 on the high ridge above Petteridge



View of Lamberhurst over open farmland, woodland and apple orchards (which go to make Charrington's award-winning cider). Frequently walked by parishioners because of the stunning, long-distance views. There are similar views to this on most of the ridge footpaths between Petteridge and the hill above Keys Green.

6 - View east from the footpath on the high ridge (WT 295) above Petteridge



Attractive views of Brenchley village and beyond from this footpath. All Saints' Church is visible in the right-hand half of the view. Similar views are available from other sections of this footpath as it runs east.

7 - Views from junction of FP WT225



This footpath to the west of Matfield Green is part of the High Weald Landscape trail and is well used by parishioners and visitors. It links Matfield with Pembury. This view is to the west over grazing land and woodlands. In the spring, the woods offer beautiful views of bluebells and wood anemones. The North Downs can be seen in the far distance.

8 - View easterly from the edge of Matfield village over farmland and woodlands (public footpaths WT 283)



This section of the High Weald Landscape is one of the most walked footpaths in the parish by locals but also visitors. This is because it provides a pedestrian friendly link from Matfield to Petteridge, through Brenchley and on to Palmers Green before skirting the edge of the historic Furnace pond on the border with Horsmonden. Accordingly, there are many fine views of the local landscape and surrounding settlements.

9 - View from FP WT 293, towards Matfield



This footpath is part of the pedestrian link between Keys Green and Petteridge. It provides wide ranging views of Matfield over apple orchards, farmland and woodlands.

10 - Views over valley from FP WT277 near Castle Hill towards Claygate



View to the southeast over farmland and woodland. The North Downs are visible in the distance. Similar views are open from WT 278 and WT317. The latter is one of the few bridleways in the parish and so is valued by local equestrians.

11 - A two-way view from/to FP WT282 to/from the Halfway House public house



A long-distance two-way, north south view over pasture. From near the stile at the top of the hill on FP 282, walkers have an extensive view of the High Weald. The views from the Halfway House northwards are over pastures, orchards and young woods.

12 View from Maidstone Road over area bounded by Coppers Lane and Brenchley Road,



This is one of the first distant views as one enters Matfield from Paddock Wood. It is from a pavement that links Matfield to footpath WT275 which leads to Brenchley. There are long distance views of Petteridge and the hills beyond. There are also views of Whitethorn Cottage, Whitethorn Cottages (sic) and Holmbush Cottage (all Grade II listed in the AONB).

Views of important Local Buildings to be protected

13 - All Saints' Brenchley from Brenchley Memorial Ground soccer pitch



Lovely relief of All Saints' tower and graveyard valued by the many parishioners and visitors who visit the sports facilities at Brenchley Memorial Hall.

14 - All Saints' from Public Footpath WT 282 (leading from Palmers Green Lane to Brenchley)



This path, which is part of the High Weald Landscape path, shows the profile of the clock tower of All Saints' church and the landscape beyond.

15 - All Saints' from Public Footpath WT301 (leading from Gatehouse Farm to Market Heath)



This footpath, which is also part of the High Weald Landscape trail, provides a view over grazing land to All Saints' Church, showcasing its setting within the conservation area of the village of Brenchley.

16 - Northerly view of All Saints' and Brenchley village from near the junction of footpaths WT419 and WT295(Cryals Farm)



Beautiful view of All Saints' from a footpath that winds through the apple orchards that provide Charrington Cider's award-winning cider. All Saints' is to the left of the photo. This is a well walked path because of this view and that of the orchards (especially when spring blossom is out).

17 - Matfield Oast and Matfield House clock tower in the Conservation Area.



View northwards of Matfield House and its clock tower from Matfield Green, the largest village green in Kent.

18 - View to the north of Matfield Oast (Grade 2), Matfield House (Grade 1) and Clock tower.



This view south is from the start of footpath WT 268 where it joins Chestnut Lane. It shows Matfield Oast in the mid-ground and the striking clock tower of Matfield House. Both are listed and set in the Matfield conservation area.

Appendix 5

Evidence Base For Policies

Brenchley Tithe Award Schedule: 19th December 1838

<https://www.kentarchaeology.org.uk/research/tithes/brenchley>

Ordnance Survey 6 inch map of 1888-1913.

<https://maps.nls.uk/geo/explore/#zoom=14&lat=51.1444&lon=0.3896&layers=6&b=1>

Draft TWBC Local Plan (August 2019)

https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0015/300606/Consultation-Draft-Local-Plan.pdf

2011 Census data: Nomis

www.nomisweb.co.uk

NPPF (February 2019)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

TWBC: Local Plan 2006

<http://www.tunbridgewells.gov.uk/residents/planning/planning-policy/local-plan/local-plan-chapters>

TWBC: Core Strategy – Development Plan Document (June 2010)

http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0009/138636/Core-Strategy-adopted-June-2010.compressed.pdf

TWBC Site Allocations Local Plan (July 2016)

http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0012/130107/Site-Allocations-Local-Plan_July-2016.pdf

Parish Plan Survey 2017

https://5fa50f57-40c2-4be8-b254-c55327016912.filesusr.com/ugd/523380_aaaa4c0bb277417096ae6013235598db.pdf

HWAONB Design Guide (2019)

<http://www.highweald.org/downloads/publications/2288-jac-aonb-design-guide-for-new-builds-presentation/file.html>

TWBC Housing Needs Study (2018)

http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0019/132256/711D8F912E166417E0531401A8C086E8_Tunbridge_Wells_HNS_draftreport_May_2018V4.pdf

High Weald Colour Study 2017

<http://www.highweald.org/downloads/publications/uk-landscape-research-reports/2058-high-weald-aonb-colour-study/file.html>

TWBC: Housing Needs Assessment 2019

https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0019/300763/Housing_Needs_Assessment_Topic_Paper.pdf

Habinteg Lifetime Homes Design Guide (EP 100) (2011)

<http://www.habinteg.org.uk/lifetime-homes-design-guide>

Habinteg Wheelchair Housing Design Guide

<http://www.habinteg.org.uk/whdg3>

Buildings Regulations M4(2) and / or M4(3): Access to and use of buildings (2015/2016)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

Kent Highways guidance (IGN3)

<https://democracy.kent.gov.uk/documents/s12688/Item%20B5%20Appendix.pdf>

Tunbridge Wells Parking Strategy 2016 – 2026 (2016)

http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0013/131404/Final-Parking-Strategy-for-publication-on-web-21-September-2016.pdf

Kent Design Guide

<https://www.kent.gov.uk/about-the-council/strategies-and-policies/regeneration-policies/kent-design-guide>

TWBC: Air Quality Action Plan 2018 – 2023

<https://data.gov.uk/dataset/410b67e4-2ea5-4cf2-8d0b-a89ac5189923/twbc-open-data-air-quality-management-area>

Home Quality Mark

<https://www.ukbuildingcompliance.co.uk/what-is-the-home-quality-mark/>

Kent and Medway energy and low emissions strategy consultation

https://www.medway.gov.uk/news/article/456/kent_and_medway_s_energy_and_low_emissions_strategy

The Environment Agency: Flood maps

<https://flood-map-for-planning.service.gov.uk>

High Weald AONB Management Plan 2019-2024

<http://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/2291-high-weald-managment-plan-4th-edition-2019-2024/file.html>

Tunbridge Wells Borough Landscape Character Assessment 2017

http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0009/215595/758340C0D0E81457E0531401A8C041D3_Tunbridge_Wells_Borough_Landscape_Character_Assessment_Dec_2017.pdf

Historic Environment Review

[https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0005/291821/Historic Environment Review.pdf](https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0005/291821/Historic_Environment_Review.pdf)

Historic Landscape Characterisation 2000: Brencley Parish 2019-2024

[https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0010/291880/5C46044EB8E07188E0531401A8C0AA14 TWB HLC Brenchley parish Summary.pdf](https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0010/291880/5C46044EB8E07188E0531401A8C0AA14_TWB_HLC_Brenchley_parish_Summary.pdf)

Kent Historic Environment Record

<https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/SingleResult.aspx?uid=TKE1046>

High Weald Landscape Trail

<http://www.highweald.org/downloads/publications/exploring-the-high-weald/high-weald-landscape-trail/976-introduction-to-the-high-weald-landscape-trail/file.html>

‘Living with Beauty’, the report of the Government-appointed Building Better, Building Beautiful Commission.

<https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

Neighbourhood Plan Visioning Events

<https://www.bandmnp.com/visioning-events>

Neighbourhood Plan Design Forum events

<https://www.bandmnp.com/community-design-forum>

Institute of Lighting Professionals: Guidance Note 9 Domestic Exterior Lighting: Getting it right.’

<https://www.theilp.org.uk/documents/guidance-note-9-domestic-exterior-lighting/>

Campaign to Protect Rural England: Shedding Light 2014

[https://www.cpre.org.uk/wp-content/uploads/2019/11/Shedding light - a survey of local authority approaches to lighting in England.pdf](https://www.cpre.org.uk/wp-content/uploads/2019/11/Shedding_light_-_a_survey_of_local_authority_approaches_to_lighting_in_England.pdf)

TWBC: Open Space, Sports and Recreation Assessment 2018

[https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0006/291750/7312851EC5CB5144E0531401A8C03897 The Community and Stakeholder Consultation Report.pdf](https://beta.tunbridgewells.gov.uk/_data/assets/pdf_file/0006/291750/7312851EC5CB5144E0531401A8C03897_The_Community_and_Stakeholder_Consultation_Report.pdf)

Fields in Trust: Planning and Design for Outdoor Sport

<http://www.fieldsintrust.org/guidance>

Fields in Trust: Beyond the Six Acre Standard (2018)

<http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf>

National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

Local Plan 2006: Saved Policies 2016

http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0013/130027/Local-Plan-2006-Remaining-Saved-Policies-at-2016.pdf