

CAPEL PARISH



Neighbourhood Plan 2022 – 2038

Consultation Statement

August 2023

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1. Introduction

- 1.1. The policies contained in the Capel Neighbourhood Plan (the CNP) have been developed following extensive interaction and consultation with the community and organisations within the area.
- 1.2. This Consultation Statement sets out the story of how the CNP has been developed and, in accordance with the Localism Act Regulations 2012, the results of the Pre-Submission (Regulation 14) consultation including:
 - Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - How they were consulted;
 - A summary of the main issues and concerns raised by the persons consulted; and
 - How these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.

The Capel Neighbourhood Plan Working Group

- 1.3. Capel Parish Council (CPC) is the qualifying body officially responsible for the Neighbourhood Plan. A Working Group, comprising local councillors and volunteers from the community, was set up to lead on the development of the CNP.
- 1.4. Work on the CNP has been guided by the need to engage as widely as possible with the different communities served by Capel. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. This has included a questionnaire delivered to every household in the parish in the summer/early autumn of 2020 where responses could be delivered online or via local drop off points; a widely advertised series of workshops and activity sessions in the spring of 2022 focusing on visioning and design codes.

2. Summary of engagement and consultation activities, issues and outcomes

2.1. A high-level summary of the engagement and consultation activity is shown below:

Year	Milestones	Key activities
2019	<ul style="list-style-type: none"> Letter of application sent to TWBC in October 	<ul style="list-style-type: none"> Parish Council decides to prepare a Neighbourhood Plan
2020	<ul style="list-style-type: none"> Neighbourhood plan area designated by TWBC (5 weeks before Covid lockdown) Neighbourhood Plan Working Group established 	<ul style="list-style-type: none"> Dedicated website established – later merged with parish council site Vision for Capel Questionnaire developed and distributed house to house as soon as Covid regulations allowed Results collated and ‘Vision for Capel’ document produced and sent to stakeholders <i>(Regulation 18 Consultation on Draft TW Local Plan)</i>
2021	<ul style="list-style-type: none"> Financial support sought from Locality Consultants engaged AECOM commissioned to draw up Design Guidance 	<ul style="list-style-type: none"> Local Housing Needs Assessment completed by AECOM <i>(Regulation 19 Consultation on Draft TW Local Plan)</i> Workshop held on way forward by consultants August Initial work on design codes – Working Group visit sites in the parish and Paddock Wood October
2022	<ul style="list-style-type: none"> Design Guidance finalised Emerging Neighbourhood Plan finalised 	<ul style="list-style-type: none"> Series of engagement events: 12th March Vision for Capel 2040 (held on line because of Covid outbreak) 13th April Presentation on early draft policies 30th May Visioning and Design Workshop SEA/HRA Screening undertaken
2023 to 2024	<ul style="list-style-type: none"> Draft Plan to Submission 	<ul style="list-style-type: none"> Regulation 14/ 16/ Examination/ Referendum

2.2. Discussions with TWBC have taken place on each of the topic areas covered by the Plan. In addition, communication with local groups and neighbouring parishes has taken place.

2.3. The sections below describe, in fuller detail, the engagement and consultation process which took place during the Plan preparation. This is divided into four stages:

Stage I: Engaging the local community to understand main issues and options

Stage II: Developing a Vision and Objectives and planning policies

Stage III: Developing and testing the emerging planning policies

Stage IV: The Pre-Submission (Regulation 14) Draft Neighbourhood Plan

Stage V: Finalising the Submission (Regulation 16) Neighbourhood Plan

Stage I: Engaging the local community to understand main issues and options

- 2.4. Capel Parish Council (CPC) applied to Tunbridge Wells Borough Council (TWBC) for the designation of a neighbourhood area under The Neighbourhood Planning (General) Regulations 2012 in October 2019. The area proposed covers the whole of the parished area of Capel and is the first step for CPC in preparing a Neighbourhood Plan.
- 2.5. TWBC approved the neighbourhood area on 17 February 2020.
- 2.6. **NP Working Group established by Parish Council** - A Neighbourhood Plan Working Group was set up by the CPC and the first Meeting was held on Wednesday 10 June at 6pm. Owing to Covid-19 restrictions in place at the time, the first meeting was held virtually via Zoom. Minutes of the first meeting of the Working Group can be found at: <https://capel-pc.org.uk/document-category/minutes/page/14/> and other pages (working forwards from 14).
- 2.7. Work undertaken by local groups, including Save Capel and The Capel Green Belt Protection Society, would be used to help inform discussions on the emerging neighbourhood plan.
- 2.8. **Vision for Capel Questionnaire** - One of the first acts of the Working Group was to develop the Vision for Capel Questionnaire which was distributed house to house (approx. 915 households) as soon as Covid regulations allowed. An online version was also made available to complete.

Neighbourhood Plan Questionnaire

Published on **July 28, 2020**

Please download and print our questionnaire to help us with the Neighbourhood Plan being considered for Capel.

[Vision for Capel Questionnaire v.8.1 \(hardcopy and online version\)](#)

Please return your questionnaire by 31 August 2020 either:

- **Online:** clerk@capelpc.co.uk – please attach the questionnaire to your reply and mark the subject of email with: **Parish Questionnaire**
- **Post:** Capel Parish Council (VfC), Capel Village Hall, Falmouth Place, Five Oak Green, TN12 6RD [replies can be left unstamped at the post office counter on Badsell Road in an envelope with this address].

Thank you for your time in completing this questionnaire

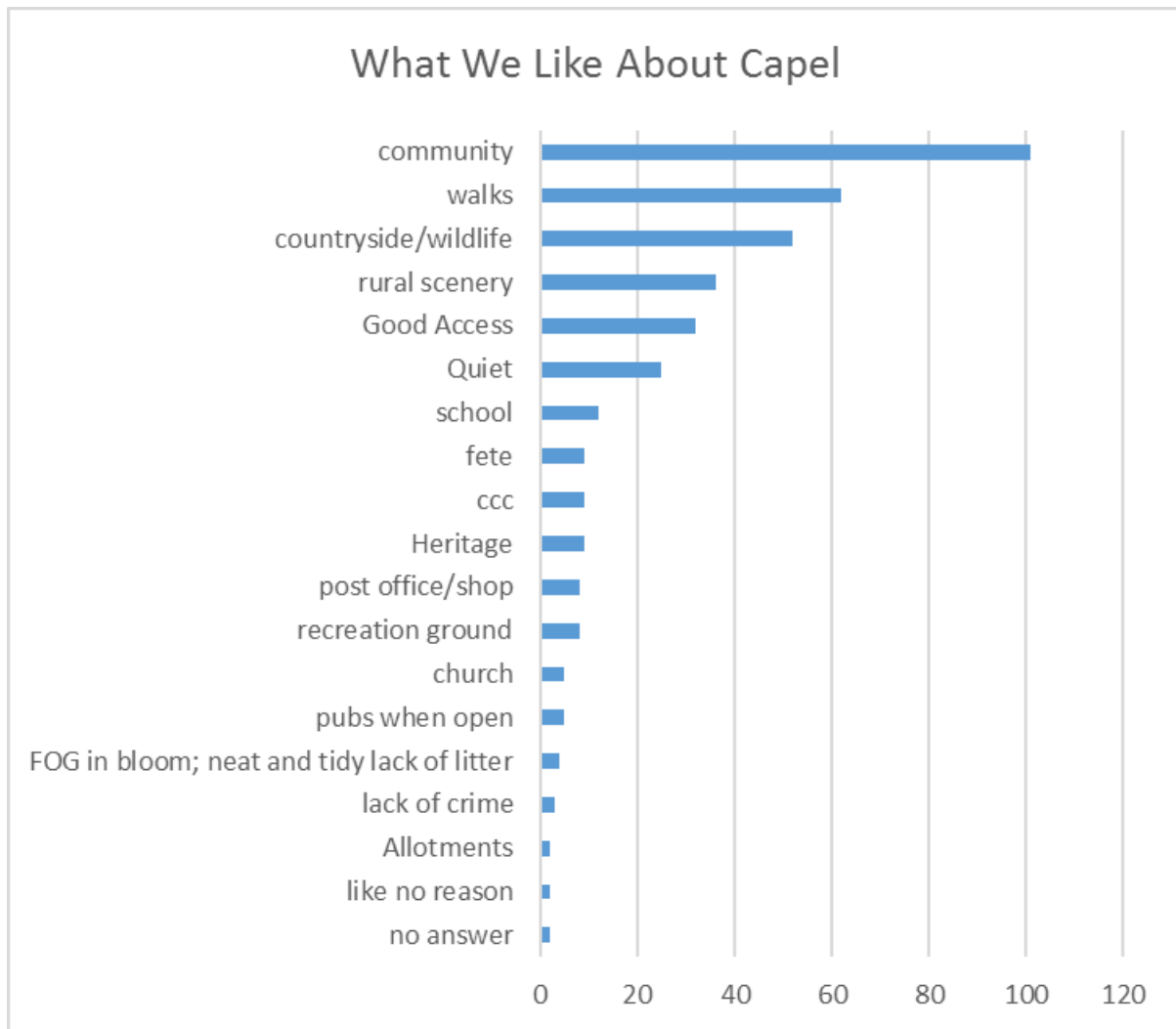
Categories: **Neighbourhood Plan**

Promotional material from the Capel Parish Council website

- 2.9. The results were collated, and the '[A Vision for Capel – A Preparatory Document for the Capel Neighbourhood Plan](#)' document produced and sent to stakeholders in November 2020. It was also the subject of an article in the [local press](#). There were 215 responses to the questionnaire which equates to 24% of households in the parish. Eighty-one people responded as individuals

and 135 responded as households. There were four responses from businesses and seven from community groups. Below is an extract from the executive summary setting out the main issues and ideas emerging from questionnaire results.

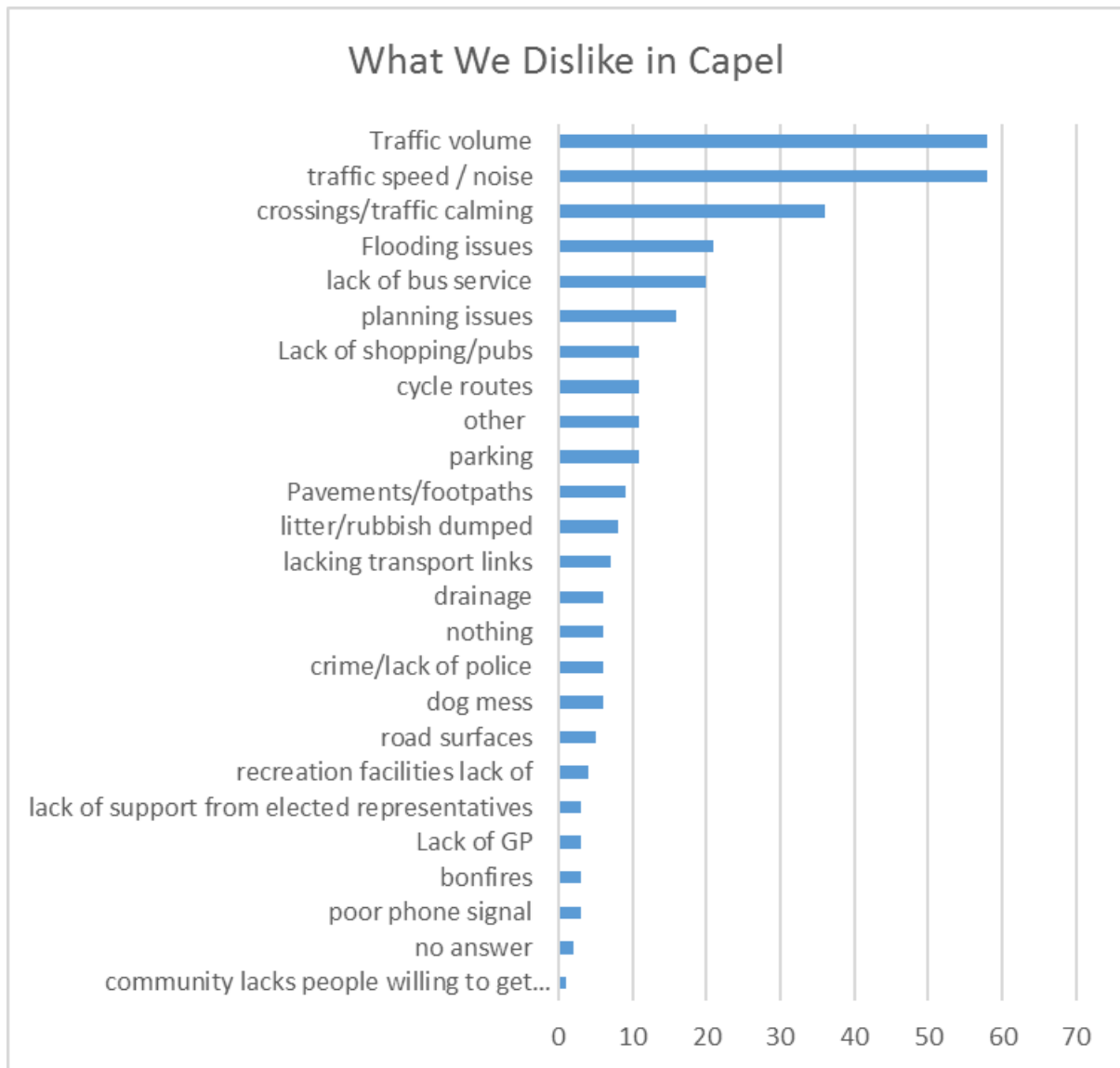
- 2.10. The responses to the questionnaire identified three key issues that the parishioners of Capel would like TWBC to consider during the development of the Local Plan. These were:
- **Green Belt Protection and Sustainable Development** - There was clear opposition to the strategic sites within the parish put forward by the Pre-Submission (Reg 18) draft version of the Local Plan consulted on by TWBC in 2019. However, most parishioners were not opposed to all housing development within the parish. Conclusion: Find alternatives to changing the Metropolitan Green Belt boundary and ensure the most sustainable options are chosen for housing development.
 - **Flooding Issues** - Given the repeated flooding incidences within the parish over the last 20 years, most recently in February 2020 flooding was of high concern. This report seeks a way in which the responsible authorities can work together to mitigate future flood risk. Conclusion: Further improve flood measures and defences to mitigate flood risk.
 - **Traffic Issues** - Traffic volume and speed have long been a source of complaint in this parish which is situated along two arterial/distributor routes the A228 and the B2017 both of which have long needed upgrade. This report seeks to suggest a way forward in tackling these issues alongside some smaller scale traffic issues within the parish. Conclusion: Find ways of reducing traffic speeds and volume through the parish while improving non-vehicular routes between Capel Parish and its neighbours.
- 2.11. Other issues - In addition, there were other issues the questionnaire identified. These included local needs housing, green spaces, and community facilities. To follow is a sample of the charts from the report highlighting key issues and opportunities to be addressed in the Neighbourhood Plan:



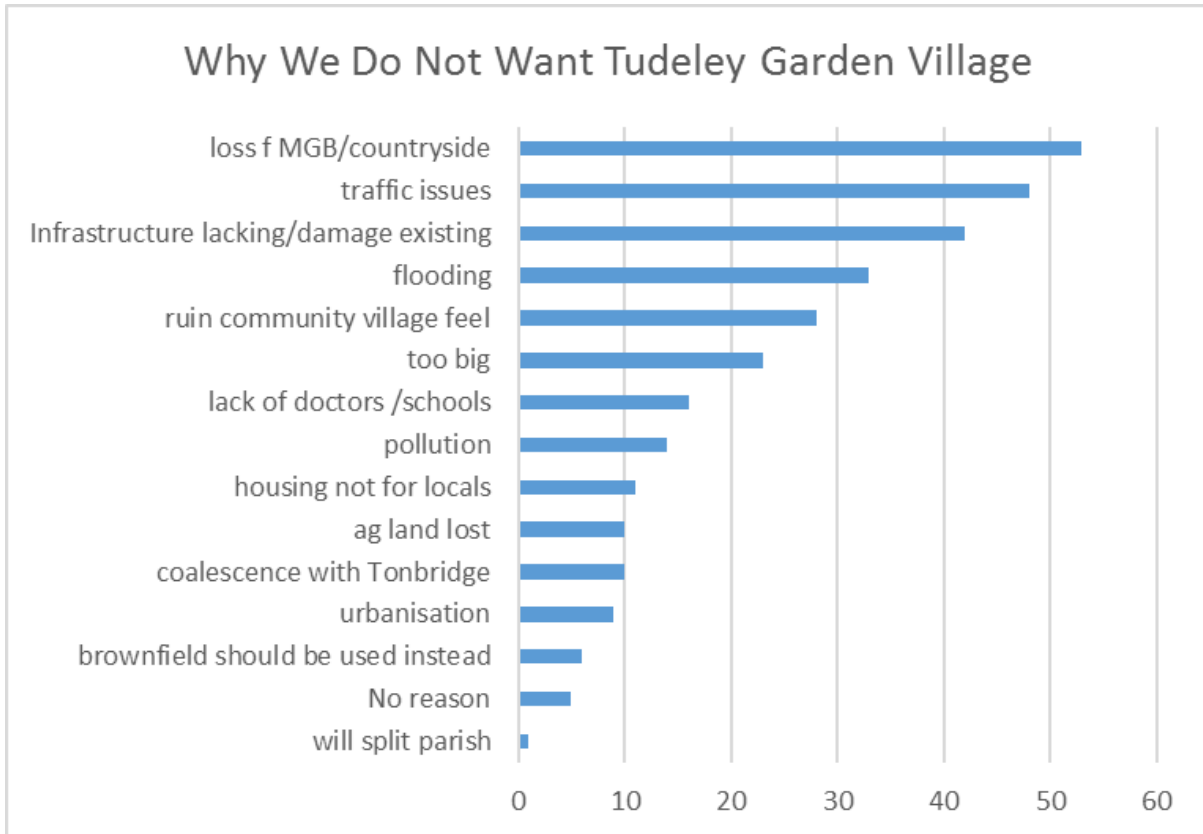
2.12. **Likes** - The largest group of comments were about the strong community and then about the rural setting including walks, countryside, wildlife and scenery.

2.13. **Dislikes** - The next questions were about what residents disliked or how the area could be improved with the top issues being:

- Traffic volume, speed and the need for pedestrian crossings for the B2017
- Concerns over flooding
- Lack of a bus service

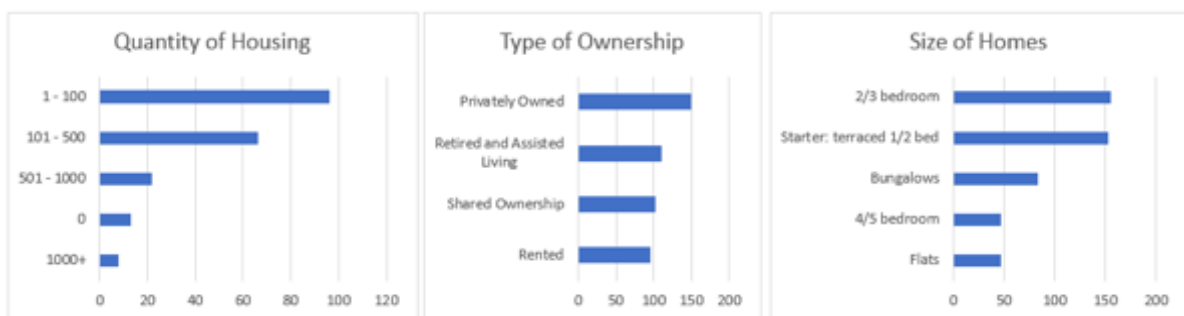


2.14. The next question related to the proposed Tudeley Garden Village. Residents' primary concerns in regard of the garden village proposal related to the loss of the Metropolitan Green Belt or countryside, traffic issues, lack of or damage to infrastructure, flooding or "ruin community village feel".



2.15. With regards to the proposed Colts Hill bypass, views were less clear cut with 108 in favour and 80 against. Many of the concerns about the by-pass related to how it will be used to enable the garden village and Paddock Wood urban extension.

2.16. **Housing** - For housing the 97 respondents supported up to 100 homes being built and 66 up to 500 homes. There was strong support for private homes, retired and assisted living, shared ownership and rented homes (tenure was not identified). Smaller homes 1-3 were most supported with support also for bungalows.



2.17. **Recreational facilities** - There was support for adult gym equipment, facilities for children and young people such as pump (BMX) track and a picnic area. An upgrade to the village hall was suggested to accommodate more activities.

2.18. **Other facilities** - Poor mobile phone signal in many parts of the parish was raised, as well as bus shelters for secondary school students.

- 2.19. **Pubs and shops** - The parish lacks a reliable and permanent food outlet with the exception of the Turmeric Gold Indian restaurant and the Poacher and Partridge pub in Tudeley. There was strong demand for café and pub facilities including reopening the three closed pubs.
- 2.20. **Medical facilities** - The absence of medical and dental facilities made making these accessible for those without transport a priority.
- 2.21. **Policing and security** - Vandalism by teenagers, thefts from allotments and drug dealing in Five Oak Green and a lack of a police response in dealing with those were raised.
- 2.22. The information gathered from this extensive questionnaire would be used by the Working Group to inform a vision and objectives for the emerging neighbourhood plan.

Stage II: Developing a vision and objectives and planning policies

Key Issues Workshop 3 August 2021

- 2.23. The next step was to use the information gathered to date to inform the overarching objectives for the parish. This would be done in the form of a workshop. Owing to the continuing Covid-19 restrictions, the workshop was held on Zoom with members of the Parish Council and Neighbourhood Plan Working Group. The planning context and background to neighbourhood plan was presented to the participants. Notably, the neighbourhood plan was to be produced alongside an emerging but unadopted new Local Plan. It was proposed that as the outcome of the emerging Local Plan was as yet unclear, the neighbourhood plan would need to be flexible enough to:
 - i. Enable the preservation of the existing settlements in the parish, in terms of their individual identities and character, protection of valued green spaces and the wider environment,
 - ii. Inform any potential new development, at a strategic scale, to ensure that it would contribute positively to the preservation of the existing settlements, as set out in point i, and provide opportunities to improve aspects of the parish – as identified by the local community - over and above this. The idea of setting out some key principles for masterplanning and development was considered to be important.
- 2.24. In addition, the findings of the Vision for Capel questionnaire were summarised so that all present had a good understanding of the issues raised by the local community.
- 2.25. Utilising a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis in online break out rooms, new issues and opportunities identified included:
- 2.26. **Movement** - The following issues were raised in regard of movement:
 - Concerns over increased traffic leading to poorer air quality; making walking, cycling and horse riding more difficult;
 - Larger and new schools are only likely to exacerbate the traffic issues;
 - Gravel extraction and construction of the new settlements to the south of the parish will result in increased lorry movements.
- 2.27. **Environment natural and built** - The following issues were raised in regard of natural and built environment:

- Hopping heritage – oast houses and huts – one hop garden remains;
 - Views across Medway valley, landscape quality and dispersed farmsteads;
 - Green Belt, High Weald AONB, RSPB nature reserves, ancient woodland, historic parks and gardens, iron age hill fort (scheduled ancient monument);
 - Pockets of good quality farmland;
 - Access to the River Medway as a recreational resource for kayaking, paddle boarding etc.
- 2.28. **Plan / policy recommendations** - The following were recommended for including in the emerging plan:
- Develop a wider vision setting out aspirations for the next 15 to 20 years. The vision would assist the existing community, the proposers of and new developments and the planning decision-makers at TWBC in understanding the kind of place Capel parish should be in the future;
 - A need to develop a series of overarching key principles for development – to inform major development but also to influence smaller scale developments. This might build up on the ‘garden settlement’ principles expressed in the emerging Local Plan. These would be localised to inform a series of ‘home-grown’ principles that set out the hopes or aspirations of the existing community;
 - Develop a set of objectives – based on the principles - for the neighbourhood plan.
- 2.29. **Proposed objectives** - The following objectives were developed to address the issues and ideas:
1. Each settlement will be clearly identifiable and, where possible, separated by meaningful and high-quality landscape. Good quality, sustainable design principles - informed by the landscape, topographical and built features of the area - will reinforce the individual identity of each settlement, for instance considering appropriate materials and features which respond to existing local context and architecture.
 2. Housing development will contribute to local housing needs; growth will establish a positive relationship with the existing settlements and deliver a mix of housing types and tenures suitable for all ages, including genuinely affordable housing, homes for those with care and support needs and homes that support home-working.
 3. Opportunities to safeguard, enhance and provide better access to the rural landscape, valued green spaces, habitats and biodiversity, the natural environment will be pursued. Equally, the built heritage of the parish will be preserved, enhanced and celebrated, reinforcing the character and history of the area.
 4. The settlements will continue to support healthy community lifestyles, encouraging participation in community life, mobility, sport and enjoyment of the countryside.
 5. A cohesive movement strategy across the parish will enable enhanced linkages – focusing on active travel – within and between the settlements and linking new and existing settlements through to facilities in Tonbridge to the west and Paddock Wood to the east.

6. Opportunities to contribute to sustainable development and mitigate the impacts of climate change will be sought including through design, flood mitigation, community energy schemes and green technologies.
 7. A partnership approach to development and land-use, based on effective community engagement, will reflect local aspirations for the area. There will be a commitment to the principle of public benefit through land value capture (the idea that public action should generate public benefit – e.g. through developer contributions) and the funding and delivery of services and infrastructure needed to support the area, with long-term community ownership/stewardship of community assets and land. New infrastructure will be phased to mitigate the impacts of the development on existing and new communities.
- 2.30. Sitting over the top of these objectives were the Garden Settlement principles, as set out in the Submission Local Plan.

Place Check Walkabout - 11 October 2021

- 2.31. A key element of the neighbourhood plan would be to develop Design Guidance tailored to the unique circumstances of the Parish. The first step in developing these was a local Parish walkabout. Focussing on Five Oak Green, the aim was to explore the character of the existing settlement, including its traditional street and a range of later 20th century and early 21st century housing estates, and to compare this to more recent housing developments in the neighbouring parish of Paddock Wood.
- 2.32. The Neighbourhood Plan Working Group was accompanied by consultants Alison Eardley and Jim Boot, Sheina Rijanto (Urban Designer, AECOM), and Hannah Young (Strategic Sites and Delivery Team Leader, Tunbridge Wells Borough Council). The group adapted the Place Check toolkit (<https://placecheck.info/en/>) to explore two themes:

Theme 1: A well connected and welcoming place

Theme 2: Safe and pleasant place

- 2.33. The group considered the pros and cons of late 20th and early 21st century developments and local vernacular styles of building. Below are some of the main emerging learning from the visit:
- It was suggested that new developments could incorporate wildlife corridors to link up formal and informal green spaces.
 - There is a Friends of the Park group that have been very successful in fundraising for the improvements which might be an alternative / complementary model to management companies for the active management of the green spaces in new developments.
 - New housing areas would benefit from speed controls (traffic calming).
 - Including twittens (small pedestrian routes and a common feature of traditional Kent villages and more recent estates) would make it easier for children to walk to school rather than being taken by car.
 - Ellis Close in Five Oak Green was considered: This early 21st century development has an attractive almost mews-like appearance. The houses have been lifted above the flood level

and built with voids underneath and steps up to the front doors. Carports have been incorporated into the dwellings but with iron decorative gates rather than garage doors, presumably to allow water to flow through unimpeded. Bin storage is encompassed within the carport areas.

- This is considered by the Parish Council to be a good example of where the planning authority listened and responded positively and imaginatively to local knowledge about the flooding issues at the site.
- Mascalls Green, Paddock Wood: The development is unusual (for contemporary developments) in that it features a 'main street' or spine with homes laid out on both sides with other estate roads running off from it. It was noted that the end of the street was not blocked off with a home (at present) which gave a view to neighbouring farm and open countryside. The New England weather boarded style of housing was pleasant but not considered in keeping with local character.
- The word 'identikit' was used to describe the housing here. Where there was more variety (palette/colours, form and height) the group considered this to create a more pleasant sense of place. The contemporary style street furniture such as benches and metal fence boundary treatments were considered ugly.
- Foals Hurst Green, Badsell Road, Paddock Wood: High attention to architecture details that fits the historic context of Paddock Wood. Said to be a little more costly but worth it to ensure that the development has a 'sense of place'.
- Well thought-out entrance to the development – a faux Oast House inspired cone structure was used, to align with the traditional architecture heritage. This had mixed reactions.
- Well landscaped and to a very high standard although this was the show home area. Solar panels on roofs (photovoltaics) are inset which works well, although these were limited in scale, and it would be interesting to understand their output. Lack of future-proofed heating solutions – e.g. air source/ground source heat pumps – due to cost/ viability/ space available (electric heating was being installed). Barn like buildings with black weather boarding (Fibre cement) works well and reflects older-style wooden clad buildings found traditionally in this part of Kent.
- The company designing the space considered that whilst inspiration had been taken from existing character of the wider area – for instance the wooden cladding, the oast feature, the patterned tiles – they considered it important to explore designs that would themselves create a 'future' character, rather than simply being embedded in past designs.
- The developer employs a chartered architect to help bring forward planning consent by designing bespoke houses throughout the development. Does not use a 'one-size fits all' approach. Uses water features to increase well-being and attractiveness of open space.
- An organic layout had been used as opposed to a 'gridiron' approach (as was the case in the Persimmon development) working with the landscape, hedges and topography of the site.
- Swales (shallow ditches) to manage water run-off.
- The pavements were tarmacked, which eroded the character slightly; the roads themselves, however, were paved more ornately.
- Open spaces designed into the scheme including the pond, stone maze and unmanaged open space.

- All homes incorporate cycle provision – either within the garages or cycle stores for the apartments.
 - Street lighting was low bollard lighting – considered to be a suitable balance between safety and reducing impact on wildlife.
 - Black plastic cowls on roofs were a jarring note and weren't disguised by i.e. chimneys.
 - Uses an organic layout of streets to mimic the context of open greenfield land and the historic lanes in the parish. This organic layout also accommodates existing mature hedgerows, water streams, and high voltage cables that have been moved underground.
- 2.34. The findings were collated and would be provided to the AECOM consultants to inform their work in developing the Design Guidance.

The emerging Local Plan for Tunbridge Wells

- 2.35. Throughout the process, CPC has been carefully monitoring progress on the emerging Tunbridge Wells Local Plan. Regular update meetings with TWBC officers have taken place. CPC prepared a [response to the Regulation 19 consultation](#), and efforts have been made to synchronise the two emerging documents (the Local Plan and Neighbourhood Plan).

Visioning event 13 April 2022

- 2.36. Bearing in mind the key principles (objectives) that the neighbourhood plan would deliver the Working Group was keen to develop a wider vision setting out aspirations for the next 15 to 20 years. The vision would assist the existing community, the proposers of new developments and the planning decision makers at TWBC in understanding the kind of place Capel should become in the future.
- 2.37. An event was held in April 2022 with members of the public. The event had a dual purpose: to develop a vision for Capel and to discuss the existing character of the settlements and rural hinterland and the implications for the design of future developments to feed into the Design Guidance being developed by the AECOM consultants.
- 2.38. The event was widely advertised and, owing to the relaxation of Covid-19 restrictions, was able to be held in the Village Hall at Five Oaks Green on 13 April 2022.
- 2.39. After a recap on the previous events' outputs and other evidence gathered in the development of the neighbourhood plan to this point, participants were asked to identify key words that they might use to describe Capel in 2038 (the timeframe of the new emerging Local Plan). A word cloud was generated to start the ball rolling:



Vision wordcloud

2.40. Using this information, the delegates, working in groups, were tasked with considering some key words and phrases and formulating these into their own visions for the Parish. An example is shown below.



Example of a vision being prepared

2.41. Three different visions were developed at the event and participants were asked to vote for their preferred statement (and note which parts of other statements could be incorporated) The vision which scored the highest number of votes (15 first choice votes worth 30 points and 9 second choice votes totalling 39 points) was:

“Capel in 2038 will be rural, calm and quiet. A well connected, functional, friendly village community. Capel will be a happy and healthy community [with] enjoyable family activities [such as the] village fete. It will be playful, inviting, bike friendly [with] no lorries and safe roads for all. [There will] still

[be] great views, protected heritage, green space, high biodiversity and functioning working farms. Capel will [remain] separate from nearby towns and be a satisfying, rural and sustainable [community of] villages [including] protected [and] diverse countryside with wildlife at its heart.”

2.42. Additional words from the other visions developed on the night were added to make a composite vision which was the one included in the Pre-Submission Version Capel Neighbourhood Plan:

Capel Parish in 2038 will be rural, calm and quiet. A well connected, functional, friendly village community. Capel will be a happy and healthy community with enjoyable family activities such as the village fete. It will be playful, inviting, bike friendly with fewer lorries and safe roads for all - the right vehicle on the right road.

There will still be great views, protected heritage, green space, high biodiversity and functioning working farms. The individual settlements within Capel Parish will remain separate from one another and from nearby towns and be a satisfying, rural and sustainable community of villages and hamlets including protected and diverse countryside with wildlife at its heart.

The overall vision for development in Capel Parish is to maintain the rural nature of the community, enhance biodiversity and respect the nature of each community within the Parish and the Green Belt that surrounds it.

All development within Capel Parish must embed the garden settlement principles.

Character area discussions

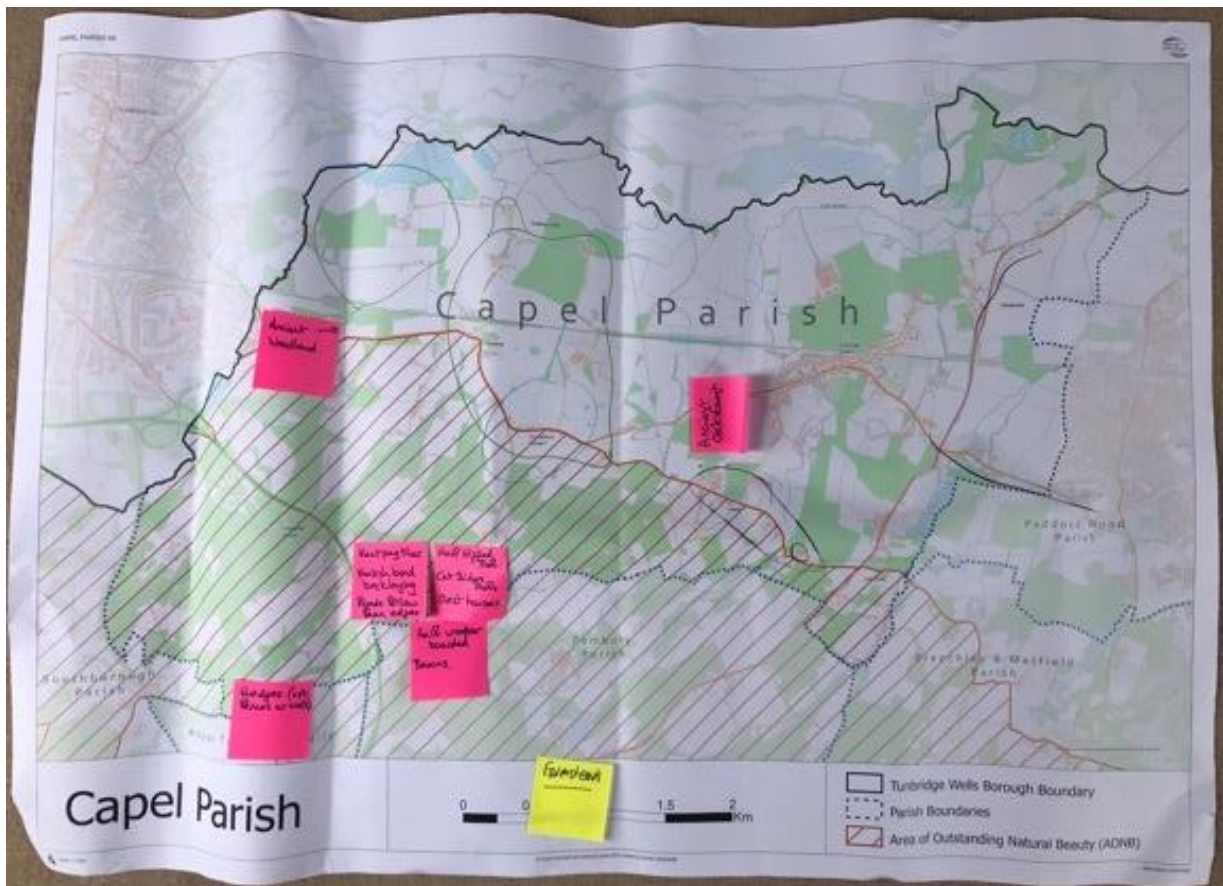
2.43. The next part of the event provided an opportunity for the same groups to discuss the character of the existing settlements and rural hinterland and express their thoughts and fears for the design of future developments of all sizes from extensions and single dwellings to larger estates and proposed strategic developments contained in the Submission Local Plan. First, Alison Eardley, the planning consultant advising the Parish Council on the CNP, gave an overview of how neighbourhood plans can be used to influence the design of new developments.

2.44. Alison’s introductory presentation was followed by a detailed view from Stela Kontogianni a member of the Design Team at AECOM of her initial observations regarding Capel’s heritage and character including landscape character.

2.45. Following the presentation, again at their tables, the participants used large scale maps of the settlements and the rural hinterland to identify key characteristics, issues and ideas for the future of the area. Each table had a theme and after 15 minutes, the groups were moved to the next table so everyone would have the opportunity to discuss and input on each theme. The themes or broad character areas were:

- Capel and Tudeley
- Five Oak Green and Whetsted
- High Weald and Low Weald

2.46. An example map is shown below:



Maps were marked up by participants

2.47. The following points were recorded as being important within the Parish:

- Ancient woodland (west of parish south of Postern Lane)
- Ancient oak forest (west of Five Oak Green)
- Hedges (not fences or walls – typical boundary treatments)
- Kentish peg tiles
- Kentish bond bricklaying
- Half hipped roofs
- Cat slides roofs
- Half weather boarded
- Beams
- Oast houses
- Farmsteads
- Roads follow farm edges
- Open space is abundant in the parish. It has an open character.
- Walkable and cyclable.
- Lanes follow land ownership – traditional routes
- The Medway is a really important aspect. It is accessible but accessibility could be improved.
- Footpaths are well signed – there are 12 rural walks.

- Hoppers huts were all over. A few remain (see over)
- To the west of the parish is open countryside. The character is completely different.
- Conversion of farm buildings or farm cottages. Red brick, clay tile hung or barn style.
- Affordable housing could reflect traditional farmworkers cottages
- Postern Lane has its own character as a hamlet – beautiful farmland and views
- Georgian – see Postern House
- Hard to navigate without a car – footpaths are muddy tracks especially in winter
- Ability to walk around without getting in the car
- Lots of different styles of buildings / a mix of styles
- Whetsted lots its pub and its heart. Villages need a focal point: a village green, a pond and a bench.
- Pattern is a farm, an oast, a barn and one or two other outbuildings.
- Don't want New England Style.
- Paddock Wood can accommodate flats because it is a town particularly near town centre.
- Significant views and view points from around the parish were identified on the maps with reasons provided as to why they were considered important.



Photograph showing white breeze block Hoppers Huts still in good condition

2.48. The event revealed a series of principles that would assist in promoting active travel and which should inform not only the neighbourhood plan but also discussions with Kent County Council as part of the Tonbridge Wells Local Cycling and Walking Infrastructure Plan focusing on Capel. Issues raised included:

- Ensuring that all new development is located with access to a pavement, linking to the wider rights of way network. New major development should provide for permeability (by foot/bike) through the development.
- Identifying areas where pavements should be added or widened, to enable safe access. This could include moving access points behind hedgerows, to separate walking routes from the road.
- Introduction of an east-west cycle and walking route linking Whetsed in the east to Tonbridge in the west.
- Upgrading certain paths to bridleways, for use by walkers, cyclists and equestrian, where this can be achieved safely and mindful of surfacing.
- All new roads to provide pavements and space for cyclists.
- Introducing / improving crossing points across the A228, to enable access to Paddock Wood.
- Improved signage – install correct signage on those routes that are likely to be a threat to the safety of walkers and cyclists.
- Maintaining rights of way to ensure that they are clear of vegetation and mud.
- Improving the lighting (in accordance with Policy C9) of footpaths within the settlements and those connecting the settlements.
- Recommend speed restrictions to KCC Highways as appropriate.

Stage III: Developing and testing the emerging planning policies

- 2.49. With a vision and objectives drafted, the Working Group spent much time working up individual policy areas for the Neighbourhood Plan, based on the following key areas:
- 2.50. **Sustainable development:** Ensuring that development be focussed on the most sustainable parts of the parish and emphasising the need for a joined up approach to planning, based on the overarching objective for the neighbourhood plan. This would also include a policy on delivering local housing needs, informed by a Local Housing Needs Assessment prepared by consultants for the Parish.
- 2.51. **Character, heritage and design:** The Design Guidance for the Parish, informed by the engagement with the community, was prepared by the consultants at AECOM. In addition to this, the Working Group undertook an audit of heritage assets in the Parish to determine whether or not any should be designated as non-designated heritage assets. The audit revealed a series of assets, each of which was carefully considered and justifying descriptions prepared (based on the guidance from Historic England). Within this section too, much work was undertaken to collate the issues of flooding that had been faced by the Parish over the last few decades, including examples, photographs and an understanding of the sources of the flooding.
- 2.52. **Environment and green space:** The Working Group undertook a walkabout to identify potential Local Green Spaces and justified those considered to have the potential to benefit from this designation. In addition, building on evidence from the previous workshops, a list of local views and viewpoints considered to be significant was developed. Other evidence gathering within this topic included commissioning a report from the Kent Wildlife Trust to

understand the biodiversity recorded in the Parish – the Save Capel group had also undertaken research in this area – which would inform a biodiversity policy. Dark skies too had been flagged as important locally and data was drawn from the Campaign to Protect Rural England to inform a policy in this area.

2.53. **Community facilities:** The engagement to date revealed the following list of priorities when considering community facilities: Improved community facilities including larger useable indoor spaces e.g., via a modern village hall to serve the whole community in Five Oak Green and the other Capel communities

- Funding for improved indoor facilities in outlying communities e.g., Goldsmid Hall, Tudeley
- Enhanced outdoor recreational facilities to support the work already done by Capel Parish Council and the charity 'Friends of Five Oak Green Rec' in improving Capel Recreation Ground e.g., the provision of a pump track
- Improved sporting facilities e.g., funding for village football and cricket clubs e.g., via improved ground maintenance, changing facilities and pavilion
- Support for improved allotment and community green spaces e.g., funding to further improve the Community Orchard
- New outdoor leisure and sporting facilities to more accessible to residents in outlying communities via footpaths and cycle ways
- The need to safeguard the remaining public houses in the Parish from closure / change of use.

2.54. **Transport and movement:** As one of the initial key drivers for the need for a neighbourhood plan, a great deal of information had been gathered by groups in the parish on this topic. Much of this is included in Appendix E of the neighbourhood plan. This has helped to inform the development of three policies, most importantly seeking to maximise opportunities for active travel, reduce any further exacerbation on congested roads and junctions, and encourage a shift toward less polluting vehicles through the provision of electric vehicle charging points around the parish.

2.55. A draft version of the neighbourhood plan was prepared and issued to TWBC officers for informal comment. Their observations were used to amend the Plan accordingly into its Pre-Submission format. Whilst these comments were being collated, the draft plan was screened to ascertain whether or not a Strategic Environmental Assessment and/or Habitats Regulations Assessment were required. Both were determined as being not required as the Plan and its policies were not considered likely to have significant environmental impacts. Further detail on this screening is provided in the Basic Conditions Statement accompanying the Submission Version Plan.

Stage IV: Pre-Submission (Regulation 14) Draft Neighbourhood Plan Consultation

2.56. The Pre-Submission (Regulation 14) consultation was launched at the Annual Parish Meeting on Monday 3 April 2023 and ran until 26 May 2023 to meet the statutory requirement for a minimum six weeks' consultation. The draft plan and supporting documents (e.g. the Design Guidance and Local Housing Needs Assessment) were available online and hard copies were available from the parish office. The Clerk posted notices about the consultation on the website, social media and noticeboards.



Notice of the Annual Parish Meeting launching the Regulation 14 consultation

- 2.57. The Clerk contacted directly by email/ letter the Statutory Consultees, the owners of Local Green Spaces, local businesses, community groups and site promoters about the consultation. A list of the Statutory Consultees is provided in Appendix A.
- 2.58. There was an online survey for people to register their views or they could send an email or write to the Parish Office. A copy of the Survey is provided in Appendix B.
- 2.59. There was a stand in the village hall for the "Big Lunch to celebrate the Coronation" event held on Sunday 7 May 2023 with copies of the plan and questionnaires. Members of the Working Group were on hand to take questions. The Neighbourhood Plan and questionnaires were also included in an exhibition held for a fortnight around the Coronation at All Saints Church, Tudeley.

Coronation Big Lunch – 7 May 2023

Published on **April 26, 2023**

Please join us on

Sunday 7 May 2023

1pm -4pm

at the recreation ground

to celebrate the Coronation of King Charles III

There will be a village cricket match to watch and the pavilion bar will be open for refreshments.

The Village Hall will be open in case of poor weather and the Parish Council will be giving out celebratory wrist bands to mark the event.

Copies of the Neighbourhood Plan and the Regulation 14 Questionnaire will also be available in the hall. [Final poster](#)

Promotion of the Coronation Big Lunch on the CPC website – and opportunity to view the Neighbourhood Plan

2.60. In all, 47 individuals responded to the Feedback Survey and a further 20 responses were received from others including statutory consultees and other interested parties:

1. Tunbridge Wells Borough Council (TWBC)
2. National Highways
3. Local Resident (email)
4. Local Resident (email)
5. Brenchley and Matfield Parish Council
6. Colin Smith Planning for Leander Homes
7. Save Capel
8. Kember Loudon Willams (on behalf of residents)
9. Natural England
10. Capel Green Belt Protection Society
11. Local Resident (email)
12. Local Resident (email)
13. Southern Water
14. Turnberry (on behalf of the Hadlow Estate)
15. Rydon Homes
16. Barton Willmore (on behalf of Crest Nicholson)
17. Capel Community Association
18. Hadlow Parish Council
19. Local Residents comments (via SurveyMonkey – 47 responses)
20. Kent County Council (KCC)
21. Historic England

2.61. The following table illustrates the percentage of those declaring ‘strongly agree’ and ‘agree’ combined support for each policy as shown via the community feedback survey:

CAP1: 82.61%	CAP5: 92.31%	CAP9: 88.89%	CAP13: 81.82%
CAP2: 84.45%	CAP6: 91.49%	CAP10: 93.48%	CAP14: 86.36%
CAP3: 88.88%	CAP7: 86.66%	CAP11: 89.36%	CAP15: 86.96%
CAP4: 93.33%	CAP8: 91.11%	CAP12: 86.66%	CAP16: 68.18%

2.62. Representations received at the Pre-Submission Consultation were recorded by topic/policy and carefully considered by Working Group members and in discussion with officers at TWBC. A summary of the comments and responses from the Working Group, are set out in Appendix C. The following paragraphs provide a summary, by topic area, of the comments received during this process and how these were integrated into the Submission Version neighbourhood plan.

2.63. **General comments:** The comments received are very much in support of the Plan. Many respondents raised concerns about the amount of development proposed for Capel Parish and the need to ensure that the neighbourhood plan is not seen to endorse this. Whilst clearly the strategic sites proposed are within the scope of the emerging Local Plan, the Working Group considered that the neighbourhood plan should not in any way reference the strategic sites as they were not yet adopted. This is particularly relevant in the context of the ongoing examination of the Local Plan which, in particular, has raised queries about the viability of the proposed Tudeley Garden village. To that end, the maps in the Submission version neighbourhood plan have removed references to the proposed strategic sites and the overarching garden settlement principles have been removed and instead, embedded into the neighbourhood plan objectives. Additional text has been added throughout to emphasise the likely need for a review of the CNP upon adoption of the TWBC Local Plan.

2.64. The document has been checked against accessibility requirements. Figures have been renumbered for ease, headings have been checked, all images have been captioned and the text has been left aligned.

2.65. **Vision and Objectives:** As noted above, the original ‘garden settlement’ principles have been removed as these were felt to be captured succinctly within the objectives, without giving support to the prospect of a ‘garden village’, which has been opposed by the community throughout. The vision and objectives were slightly amended following the Pre-Submission (Regulation 14) consultation, for instance to take account of comments from KCC about the need to embed the PROW network and comments seeking to emphasise the need for developments (notably major developments) to be fully masterplanned from the start.

2.66. **Sustainable development:** The definitions of major development (from the NPPF) have been included for ease of interpreting the policy. It is confirmed that the current (adopted) Limits to Built Development are those used but it is also acknowledged that these may change upon the adoption of the new Local Plan. A number of minor amendments to the policy have been

actioned, largely on the advice of TWBC, to improve the interpretation of the policy. The map has removed reference to the proposed strategic sites contained in the Submission Local Plan as these are currently being carefully considered as part of the Local Plan examination and hence may be subject to change.

- 2.67. Policy C2 has been slightly revised on the advice of TWBC in order to be less prescriptive. The policy is supported by evidence set out in the Capel Local Housing Needs Assessment and seeks to ensure that homes delivered in the parish meet those particular needs. However, the overly prescriptive nature has been pared back because it is accepted that should a strategic site come forward within the parish, that site would also be meeting wider strategic housing needs as well as those for the parish itself. It is considered that the identified needs of the Parish would not be compromised by this approach.
- 2.68. **Character, heritage and design:** The policies in this section were strongly supported. A change in this section has been the amending of the Design Guidance and Codes into 'Capel Design Guidelines'. TWBC had questioned the extent to which the AECOM-authored document was in fact codes, as opposed to broader guidance. Following discussions with AECOM, it was agreed that the document would be renamed 'Guidelines' and this has been reflected in the neighbourhood plan. Some minor amendments to the Guidelines themselves have been introduced, for instance the inclusion of guidance around extensions.
- 2.69. TWBC had queried why All Saints' Church in Tudeley had been singled out in the policy above and beyond other listed heritage assets. The Working Group consider this heritage asset to display characteristics of international importance (notably the Chagall windows) and is exploring options to acknowledge this further, for instance to register the site as a World Heritage Site. For this reason, the inclusion of the site in the policy is considered proportionate.
- 2.70. A representation queried the inclusion of farmsteads in the list of non-designated heritage assets. In the context of the KCC's Kent Farmsteads Guidance and their importance to local character, particularly of this part of Kent, the Working Group decided to retain them in the policy.
- 2.71. Policy C5 (Mitigating the impact of flooding) was strongly supported. Useful commentary was received by Southern Water to strengthen the wording and this has been incorporated into the policy. A comment about the need to consider the positive impact that sustainable drainage might have not only on the natural environment but also on the historic environment was added at the request of KCC.
- 2.72. **Environment and green space:** The policies in this section were strongly supported. Policy C8 (Managing the environmental impact of development) received comments from KCC seeking the inclusion of a requirement for an Ecological Impact Assessment. This has been added although it is accepted that this might be better placed ultimately in the supporting text. Additional minor changes to this policy have been added to aid interpretation of the policy.

Within Policy C9 (Dark Skies), reference has been added to the Institution of Lighting Professionals (ILP) guidance on bats (Guidance Note 8), as these are considered an important species in the Parish.

2.73. Policy C10 (Local Green Space) received comments from the owners of the proposed sites. In particular:

- LGS 1 (Five Oak Green Allotments) – The owner raised concerns about the designation of the allotment (and other areas around the village hall) in terms of whether it might restrict any further use/redevelopment of the village hall. The Working Group consider the allotments and recreation ground (and indeed the orchard) to be particularly valued spaces and agreed to retain them in the Submission Version Plan as Local Green Spaces. It is considered that any potential works to upgrade the Village Hall would not be constrained by this designation.
- LGS 7 (Orchard Tudeley) – The owner opposed inclusion of the site as a local green space. They queried whether this site meets the National Planning Policy Framework (NPPF) requirements, notably the historic element. The Working Group consider that the space is demonstrably special for historic, wildlife, tranquillity and beauty reasons. Further information is provided in the neighbourhood plan Appendix C. The site is located well within the hamlet and is therefore considered to be close to the community. There is no requirement for the space to be publicly accessible but it is viewable from the public footpath and enjoyed in this way by residents and visitors alike. The orchard has been in this position for some centuries. Orchards are identified specifically within the Neighbourhood Plan as a valuable natural asset that is typical of the local area and which should be safeguarded against loss.
- LGS 8 (Tudeley Allotments) – The owner opposed inclusion of the site. They noted that currently three individuals have two licences to be on the land. The site serves three people directly (as the licensees) and not the wider community. About 90% of the land serves a licensee resident in Tonbridge, the balance serves a couple resident in Tudeley. It is not considered that there is sufficient evidence to demonstrate that it is in reasonably close proximity to the community it serves. The owner contests that the site is well used; any facilities on the site are not publicly accessible and only for use by those with access. The owner does not consider the site to be an important wildlife habitat. As a matter of public policy, the council should consider the value in designating such sites. The setting aside of land for the private cultivation of vegetables, etc. is a public good recognised within the NPPF. Private landowners are encouraged to contribute by bringing land forward for third parties to work. The process is costly to manage and returns rarely cover the landowner's costs. The imposition of onerous local designations on such land neither acts as an incentive for further land to come forward nor protects the designated land's current use from change.

The Working Group carefully considered the objection. It decided that the site, although only serving a small number of residents, nevertheless serves those people. By its very nature as an allotment, it creates a wildlife habitat and is a valued asset in the community. It was agreed to retain the site as a Local Green Space.

- LGS 11 (Goldsmid Family Burial Ground, Tudeley) – The site owner responded to state that the neighbourhood plan makes no attempt to assess the proximity of the community this site serves. It is a family graveyard and not used by the wider public. The design of the cemetery certainly adds to the beauty of the area, as do most listed structures in the parish. No other reason is given as to why this cemetery is demonstrably special or has particular local significance.

The Working Group considered the site carefully. They found that this is a particularly attractive location in its design and architectural features. It is visible to those living and visiting Tudeley and the agreement was to retain its inclusion in the neighbourhood plan.

- 2.74. Policy C11 (Protection of locally significant views) was amended slightly to list the views in the policy.
- 2.75. **Community facilities:** These policies were largely supported. Policy C13 (Protection of public houses) was amended to correct the Use Class Order and to add additional detail as to what would be required to support the change of use of such a facility.
- 2.76. **Transport and movement:** The policies in this section were strongly supported. One additional active travel priority was inserted. Further information about the TWBC SLP was also included to ensure better alignment.
- 2.77. The remaining sections of the Plan have been slightly amended following comments received at the consultation.

Stage V: Submission Version Neighbourhood Plan

- 2.78. Following the changes made to the Capel Neighbourhood Plan as a result of the Regulation 14 consultation, the Submission Version was formally submitted to TWBC who, once satisfied that the correct set of documents have been received, will undertake the Regulation 16 consultation. The document will then proceed to Examination and, assuming a favourable outcome, to referendum.

3. Conclusion

- 3.1. The Working Group has undertaken a very thorough engagement programme in order to develop the Capel Neighbourhood Plan. It has set out a comprehensive vision and objectives, which are considered to be robust in guiding future development and land-use in the parish. In developing the policies to achieve the vision and objectives, the Working Group has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.
- 3.2. Feedback from the Regulation 14 consultation has enabled the Plan to be shaped into its final version, to submit to TWBC.
- 3.3. This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Planning Regulations 2012.
- 3.4. Gratitude is extended to everybody who has contributed to the Plan's development, either as a valued member of the Working Group or those who have taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the Neighbourhood Plan.

Appendix A – Statutory Consultees contacted at the Pre-Submission (Regulation 14) consultation

Statutory consultees:
TWBC (Planning)
TWBC (Planning)
Tonbridge & Malling Borough Council
Kent County Council (Planning)
KCC (Rights of Way)
KCC Flooding and Drainage
KCC (Heritage Conservation Manager and County Archaeologist, Planning and Environment)
KCC (Growth, Environment, Transport)
KCC (Historic Environment Record Manager, Planning & Environment Division)
KCC Director of Property & Infrastructure
KCC Sustainable Communities Project Officer (Kent Adult Social Services – West Kent)
KCC Social Care Health and Wellbeing, Strategic Commissioning (Accommodation Solutions)
Homes England
Natural England
Environment Agency
Historic England
Network Rail
National Highways
Sewers (Southern)
National Grid
BT
NHS West Kent CCG
Adjoining Parish councils:
Matfield Parish Council
Pembury Parish Council
Southborough Town Council
Hadlow
Brenchley Parish Council
Paddock Wood
East Peckham
Other interested parties:
Kent Police
Kent Ambulance Service NHS Trust
Kent Fire & Rescue Services
Medway Internal Drainage Board
Regulator of Social Housing
Scotia Gas Networks
Scotia Gas Networks
South East Coast Ambulance Service NHS FT

South East Coast Ambulance Service NHS FT
South East Water
South East Water
South East Water Ltd
South East Water Ltd
Southeastern
Southeastern Railway
Southeasternrailway
Southern Water Services Plc
Three
UK Power Networks
UK Power Networks
UK Power Networks
Vodafone and O2
West Kent Clinical Commissioning Group
SGN - Planning
Sport England
Kent Wildlife Trust
RSPB
Woodland Trust
High Weald AONB

Others contacted:

- Owners of each proposed Local Green Space
- Local businesses
- Local community groups
- Site promoters.

Appendix B – Copy of the Pre-Submission (Regulation 14) Feedback Survey

Capel Parish Council: Pre-Submission Draft Neighbourhood Plan Feedback Survey (Regulation 14 Consultation)

About this Survey - Residents of Capel Parish, together with other interested parties, are invited to comment on the Pre-Submission Version Capel Neighbourhood Plan. The Neighbourhood Plan sets a vision and planning policies for our parish for the coming years to 2038.

Please read the full text of the Neighbourhood Plan and the policies and indicate how strongly, or otherwise, you agree with each policy. You can view the Plan on the Capel Parish Council website <https://capel-pc.org.uk/neighbourhood-plan/> Hard copies are available to view at locations in the Parish.

Please tick the appropriate box to record your views on each policy and add any additional comments you wish to make. We estimate that it should take approximately 5 to 10 minutes to complete. Please try to complete the whole survey, as your views are extremely important to us.

1. To what extent do you agree with the following policies:

Policy number	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Policy C1: A Green Capel - Promoting sustainable development in Capel Parish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C2: Meeting local housing needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C3: Reflecting the character of Capel's settlements through high quality design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C4: Meeting the highest environmental standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C5: Mitigating the impact of flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C6: Conserving heritage assets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C7: Green and blue infrastructure and delivering biodiversity net gain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C8: Managing the environmental impact of development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C9: Dark skies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C10: Local Green Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Policy C11: Protection of locally significant views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C12: Improved community and recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C13: Protection of public houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C14: Sustainable travel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C15: Mitigating vehicular impact at highway hotspots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy C16: Electric vehicle charging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Please add any comments you have on any of the policies. Please indicate which policy you are commenting on by quoting the Policy number (you can attach additional sheets if required):

3. Please provide any comments you have on the Non-Policy Actions (Community projects) contained in Section 11 of the Capel Neighbourhood Plan?

4. For analysis and response purposes, if you are willing, please provide your name, street, post code and email address.

Name:

.....

Address:

.....

Postcode:

.....

Email:

.....

A summary of all comments made will be publicly available. Please note that personal information provided will be confidential and processed in line with the Data Protection Act 1998 and the General Data Protection Regulations.

The Parish Council will process your details in relation to the preparation of the Capel Neighbourhood Plan only. As part of the Consultation and in line with the new General Data Protection Regulations (GDPR), please confirm that you are content for the Parish Council to pass on your contact details (name, address/email address) to Tunbridge Wells Borough Council so that they can contact you at next formal stage of consultation.

5. I confirm that I am happy for the Parish Council to pass my contact details to Tunbridge Wells Borough Council (please tick):

- Yes
- No

Thank you for completing the survey.

Please return your survey to the Parish Office, Hermitage Road, RG18 9JH

Appendix C – Feedback from the Pre-Submission (Regulation 14) Consultation)

Capel Neighbourhood Plan – Statutory consultee and Community comments received at Pre-Submission (Regulation 14) Consultation

and proposed responses from the Working Group

Responses were received from 21 sources (numbering corresponds to the 'Respondent' column in the table 2):

1. Tunbridge Wells Borough Council (TWBC)
2. National Highways
3. Local Resident (email)
4. Local Resident (email)
5. Brenchley and Matfield Parish Council
6. Colin Smith Planning for Leander Homes
7. Save Capel
8. Kember Loudon Willams (on behalf of residents)
9. Natural England
10. Capel Green Belt Protection Society
11. Local Resident (email)
12. Local Resident (email)
13. Southern Water
14. Turnberry (on behalf of the Hadlow Estate)
15. Rydon Homes
16. Barton Willmore (on behalf of Crest Nicholson)
17. Capel Community Association
18. Hadlow Parish Council
19. Local Residents comments (via SurveyMonkey – 47 responses)
20. Kent County Council
21. Historic England

Two tables are shown below. Table 1 contains the comments received from TWBC with a response from the Working Group. Table 2 contains a summary of the remaining responses received by Policy Area, along with a response from the Working Group. The full responses are enclosed with the evidence submitted at Regulation 16.

Table 1: TWBC Comments: Comments are listed by paragraph number / policy, with general comments at the end

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
1.	Status of emerging TWBC Local Plan		The Reg 15 submission Capel NP will need to be updated to reflect the progress and status of the TWBC emerging Local Plan at the time of the Reg 15 submission.	Noted – amend reference to this in relevant sections.	✓
2.	Adoption of the emerging TWBC Local Plan		It is recommended that the NP addresses the importance of Capel Parish Council taking a decision on the need or otherwise for any made Plan to be reviewed once the TWBC Local Plan has been adopted, given the relationship between the neighbourhood plan and the emerging Local Plan. This could be included under the Implementation and Plan Review section of the NP.	Agreed – include in the Implementation Section – perhaps to review within 6 months of the adoption of the Local Plan	✓
3.	Images throughout the document	References to Submission Local Plan LBDs	Clarify that these are proposed LBDs, not current adopted ones.	Noted- clarity to be added in the supporting text and the map title.	✓
4.		Para 1.6 – 3 rd sentence	<p>This sets out the expectation that readers of the plan will read the individual policy alongside both the supporting text and the evidence documents- it is onerous to expect readers to need to read the evidence documents. The policy and supporting text are the important things once the plan has been made. The evidence is more about informing production of the plan and policies and informing the examination part of the process.</p> <p>Suggested revised wording:</p> <p><i>'It is advisable that, to understand the full context for</i></p>	Noted and amend text as proposed.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
			<i>any individual policy, it is read in conjunction with the supporting text. Additional background information is also available within the relevant evidence base documents that support the policy approaches.</i>		
5.		Para 1.10	The list of development plan documents includes made NDPs. Clarity is required that the CNDP does not/will not be in conformity with these NDPs.	Agreed – add text to clarify this.	✓
6.		Para 1.11	Add that TWBC will be updating its Local Development Scheme (LDS) in due course, which will set out the timeframe for adoption of the new Local Plan currently at examination.	Add into the text here.	✓
7.		Para 1.14	3 rd line down – mentions the Examination – amend to ‘TWBC Local Plan Examination’ for clarity.	Agree and amend as suggested.	✓
8.		Para 2.2	Some repetition here, sentence is muddled. Amend to ‘The present civil parish consists of the hamlets at ,	Agree there is a repeated word here which needs to be deleted.	✓
9.		Para 3.1	The final sentence needs clarifying.	Final sentence can be deleted.	✓
10.	Policy box at para 3.3	Second sentence <i>‘Capel will be a happy and healthy community with enjoyable family activities such as the village fete’</i>	Clarity is required if this is a reference to Capel village, or more generally to Capel parish.	Noted – amend to ensure this relates to Capel Parish.	✓
11.	Para 3.2 and policy box at para 3.3		This sets out that all developments will be considered against the garden settlements principles. This is unrealistic – as currently worded	Add in all ‘major’ development.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
			this would apply to small scale development proposals such as house extensions. The NDP should set out clearly the types of development to be considered against garden settlement principles.		
12.	Para 5.3	Para 5.3 Much of the Parish lies within the Metropolitan Green Belt. <u>The exceptions are three relatively small parcels within the parish (outside Five Oak Green) which are not within the Metropolitan Green Belt.</u> These are in the south-eastern corner, the north-eastern corner, as well as centrally within the western part of the parish immediately abutting Tonbridge. <u>Currently, apart from Five Oak Green village, the</u>	The 2 underlined statements appear to contradict one another.	Amend to address this.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
		<u>parish lies wholly within Green Belt.</u> The Green Belt designation has served to restrict the quantum of development possible in the parish			
13.	Para 5.4	“new development over the plan period”	Add to end of sentence ‘of the TWBC Submission Local Plan’.	Amend as suggested.	✓
14.	Para 5.7	Final bullet point “Minimising the loss of (further) Green Belt	Does the NDP intend that this should also relate to greenfield sites generally? (so including non-greenbelt?)	Yes – Green Belt and Greenfield, although there is very little green field late that is not MGB within Capel Parish. Amended to clarify this.	✓
15.	Figure 5.1: Adopted spatial land-use and policy designations in Capel (based on Core Strategy 2010)		The LBD (adopted Core Strategy): this could also be drawn around the relevant boundaries of west PW (located adjacent to Capel)	This has been described in the text, but those boundaries sit outside Capel Parish.	✓
16.	POLICY C1: A GREEN CAPEL - PROMOTING	Criterion A (i)	Note that the TWBC SLP does not allocate sites outside defined Limits to Built Development.	TWBC’s point here is that if they did allocate sites currently	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
	SUSTAINABLE DEVELOPMENT IN CAPEL			outside the LBD, they'd amend the LBD, so sites would effectively be inside. Agree to delete this clause.	
17.	POLICY C1: A GREEN CAPEL - PROMOTING SUSTAINABLE DEVELOPMENT IN CAPEL	Criterion A (iv) where situated in the High Weald AONB, it will be strictly controlled in the interests of conserving the nationally important landscape and setting of the AONB.	<p>This policy could also consider including sites within the setting of the AONB.</p> <p>This policy links garden settlement principles to major development – there is no reference to major development in previous references to garden settlement principles and the need for all developments to consider those.</p> <p>Major Developments should be clearly defined.</p>	<p>Agree and include 'setting' within the policy.</p> <p>Reference to the 'garden settlement principles' has been removed, as it is considered that this would be outwardly supportive of the principle of a garden settlement, which the community has clearly and consistently opposed. Nevertheless, the principles themselves are valid and support sustainable development. Reference to the underlying principles earlier in the document has been amended to relate them to major development, although clearly there are aspects of the</p>	<p>✓</p> <p>✓</p>

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
			<p>The policy talks about support for brownfield sites within the LBD. Does it wish to say anything about brownfield sites outside of LBDs?</p>	<p>principles that could be delivered via smaller scale sites.</p> <p>Major development is defined as per the NPPF (i.e. For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development 75 Other than for the specific purposes of paragraphs 176 and 177 in this Framework. 69 it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015). This is already included in the Glossary and has been added into the supporting text in this section for clarity.</p>	<p>✓</p>

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
				<p>There is at least one brownfield site in the Green Belt. Policy amended to unlock the principle of development here.</p>	

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
					✓
18.	Policy C1	Where proportionate...	Replace with 'Where appropriate...'	Amend.	✓
19.	Policy C1	Criterion B (iii) they have considered the context of the overall development of the Capel Parish and can demonstrate that they have not	Should 'of' read 'on'?	Yes – amend.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
		been considered in isolation;			
20.	Policy C1	Criterion B (vii) new villages/ village extensions/ Urban extensions should retain existing landscaping in order to enable the visual and physical separation of settlements <u>(including from Paddock Wood and Tonbridge)</u> within the natural greenspace of the weald	Should this also include Five Oak Green?	This has been amended to include FOG.	✓
21.	Para 5.17	Therefore, it suggests that a greater emphasis is put on affordable housing for sale in Capel Parish.	<p>Clarity is required about whether ‘affordable housing for sale’ refers to ‘affordable open market housing’, or to ‘affordable rent to buy housing’.</p> <p>Further text is required to provide clarity about the approach being taken within Policy C2 Criterion A(ii), to include definitions.</p> <p>Additionally, this comment should be read together with the comment made to Criterion A(ii) below that comments on the relationship between current</p>	<p>Additional table showing the indicative split based on AECOM’s LHNA calculations has been included.</p> <p>Text made clearer to match the tale noted above. Definitions of affordable housing are contained in the Glossary.</p>	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
			housing needs within Capel Parish, and housing needs for the wider borough in the context that the proposed strategic development within Capel set out in the TWBC Submission Local Plan will meet wider borough housing need as well as the local need.	Noted and agreed. The NP seeks to ensure that local housing need is met but acknowledges that developments of a strategic nature will also contribute to meeting wider strategic needs. This is noted at paras 5.19 and 5.20.	✓
22.	Policy C2: Meeting Local Housing Needs Para 5.20 (now 5.21)	“Parish of Capel at the time of occupation”	Should this be time of application instead of occupation?	Amended.	✓
23.	Policy C2: Meeting Local Housing Needs Para 5.25	Second line down “supply smaller” “size mix”	Amend to ‘Supply of smaller’ Amend to ‘Size and mix’	Amended. Amended.	✓
24.	POLICY C2: MEETING LOCAL HOUSING NEEDS	Criterion A(i) includes a target dwelling mix of 3-bedroom: 34.4%	While the policy may be taken to suggest some 34.4% 3-bed properties as part of a dwelling mix in new schemes, the supporting text at Table 5.1 suggests that this means that there should be no more 3-bed dwellings. This is despite them clearly being most in demand, as they make up over 50% of	The prescriptive split has been removed, with the focus instead on supporting proposals in particular that will	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
			current supply. While the AECOM report uses demographic modelling to derive its “target levels”, dwelling sizes need to take account a number of other factors. It seems unreasonable not to include 3-bed homes in any proposal, so would suggest that this policy wording is reviewed.	bring forward 1 and 2-bed homes.	
25.	POLICY C2: MEETING LOCAL HOUSING NEEDS	<i>Criterion A(ii) and proposals that deliver an appropriate mix of affordable housing for, based on a 20:80 split between social rent and affordable housing for sale (intermediate housing)</i>	<p>The TWBC Local Plan AECOM analysis (and the supporting text) acknowledge a wider need across the borough for rented AH as identified in the TWBC Local Plan Core Document [CD 3.76] https://tunbridgewells.gov.uk/data/assets/pdf_file/0003/385293/Review-of-affordable-housing-needs-in-the-context-of-First-Homes_accessible.pdf.</p> <p>Therefore, if this policy were to be applied to strategic developments in Capel that would also be meeting this wider borough need, it would inappropriately give too much emphasis on intermediate housing and limit access to AH for those in greatest need.</p> <p>It is recommended that the policy be more aligned to reflect wider borough needs given that there are proposed housing allocations in the SLP within Capel to meet wider borough needs. TWBC officers would welcome discussions with the Capel NP group regarding the detailed criteria within this policy prior to the Regulation 15 (submission) stage.</p>	This is acknowledged and the policy wording has been amended to be less prescriptive, which emphasizing the need for affordable open market housing to meet defined parish needs.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
26.	POLICY C2: MEETING LOCAL HOUSING NEEDS	Criterion A(iii)	note that TWBC SLP applies a 30% discount to first homes, there is concern that 40-50% discount will not be viable. If the NDP applies a higher discount, there should be robust viability evidence for doing so.	Noted – this mirrors Pembury’s approach, whose neighbourhood plan has recently been examined.	✓
27.	POLICY C2: MEETING LOCAL HOUSING NEEDS	Criterion D. Residential development that could reasonably be expected to meet the needs of older people	For clarity, define ‘older people’	Noted and add definition aligning to the NPPF definition to supporting text. – it is already in the Glossary.	✓
28.	Policy C3	Criterion B (iv) conserving or enhancing the setting of heritage assets, <u>especially All Saints Church</u> , must be conserved or enhanced;	<p>Could this be considered to understate the importance of other heritage assets?</p> <p>An explanation in the supporting text is required to explain why All Saints Church should be singled out, given the other highly graded assets in the parish.</p>	This is considered to be a particularly significant asset, not just for its heritage value but for the artistic significance and international importance of the windows designed by Marc Chagall and installed in the 1960’s and 1970’s. The only church in the world that has all its windows by Chagall, it is a major tourist destination and arguably the most significant work of modern art in the whole of Tunbridge Wells Borough. Additional text added to supporting text.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
29.	Policy C5: Mitigating the impact of flooding	Para 6.34 – Criterion IV Measures to Mitigate Flooding – major developments:	This para requires review and rewording. Some typos. Also, the reference to a row of terrace houses here is not necessary.	Review paragraph.	✓
30.	Policy C8: Managing the environmental impact of development		Criterion (i) note, other important habitats should not be displaced by woodland planting. Criterion (i): Suggested added wording: Proposals which include additional native woodland planting <i>on appropriate sites</i> will be supported, in particular where this enables public access.	Noted - Add this text into the sentence within the policy as suggested.	✓
31.	Policy C8: Managing the environmental impact of development		Criterion (iv): there is no evidence for this in terms of all habitats and for veteran trees and ancient woodland it is contrary to Natural England's standing advice and TWBC policy.	Amended to reflect Woodland Trust ancient woodland advice.	✓
32.	Policy C8: Managing the environmental impact of development		Criterion (vi): this should perhaps only apply to 'important' hedgerows	Amended to wildlife rich hedgerows.	✓
33.	Policy C9: Dark Skies		First sentence of policy: needs rephrasing such that it applies to otherwise acceptable development and where necessary	Noted and rephrased (to avoid an unintended consequence).	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
34.	Policy C10: Local Green Spaces		<p>It is noted that site 8 (Tudeley Allotments), site 6 (Five Oak Green Recreation Ground), site 1 (Allotments Five Oak Green), and site 3 (Five Oak Green Community Orchard) are proposed for LGS designation in both the NDP and TWBC's Local Plan (NDP site 3 and 6 form one site in the TWBC Local Plan).</p> <p>Capel's NDP proposes 8 additional sites. This includes TWBC sites AS_60 (NDP site 11), AS_64 (of which half is NDP site 7), AS_59 (NDP site 9), AS_58 (NDP site 10), AS_57 (NDP site 5), 27 (NDP site 12), and AS_56 (half of which is NDP site 4).</p> <p>Site 2 (Ellis Close Recreation Area, Five Oak Green (also called 'The Paddock')) is the only NDP proposed LGS site not considered as part of the TWBC Local Plan.</p> <p>The sites proposed in the NDP which are not proposed for LGS designation in the TWBC Local Plan were ruled out because they were considered to be either already sufficiently protected under other local and/or national designations and policies (AS_57, AS_60, AS_59, AS_58, and 27), or there was considered to be insufficient evidence that they met the designation criterion of 'demonstrably special' (AS_56), or they are part of an allocated site in the Local Plan to be taken into consideration as part of the required masterplanning work (27, AS_64, and AS_60).</p>	<p>Noted – as the CNP may come forward prior to the SLP, it has been agreed to retain all the spaces (bar the two that overlap with Paddock Wood – in the SLP, which would be taken forward through the SLP).</p> <p>Noted.</p> <p>Noted.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
				Agreed to retain all proposed LGS.	✓
35.	Policy C11: Protection of locally significant views		Views 4a, 4b, 6 and 11 take in views of the proposed TWBC SLP site allocations and so there is a potential significant conflict	The local community has identified what it considers are the most important view points within the parish. It is acknowledged that some views may not be capable of being protected in an unaltered state, for instance if a strategic allocation is made. In these cases, the masterplanning of these sites should acknowledge and take into consideration, the importance of the views and it should be a constraint that influences how the site is to be developed, without affecting the principle that the sites should be residentially	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
				developed. The policy seeks to ensure that identified views should not affect the delivery of these sites, but that the consideration of the effect of development on these views at least the views should be acknowledged but the impact should at least be mitigated and accounted for in the site layouts.	
36.	POLICY C13: PROTECTION OF PUBLIC HOUSES	The policy criteria relate to (A) development proposals for potential other uses, and (B) proposals for expansion of the current pub.	Has any consideration been given to how proposals for the 'sell off' of parts of the pub, including areas of parking, should be considered? Such proposals could compromise the future viability for use as a pub. The Use Class might be an A4 Use rather than Sui- generis as stated in the policy.	There is no parking for The Queen's Head. The others are rural where this wouldn't be considered an issue. Use Class amended to A4.	✓
37.	POLICY C13: PROTECTION OF PUBLIC HOUSES		It is advised that the policy includes where appropriate the requirement for a viability assessment, reflecting the approach proposed by Policy ED12 of the TWBC Local Plan: <i>'Where a development proposal would result in the loss of a commercial use or facility such as a local convenience shop, the application should be supported by: a viability report, prepared by a relevant</i>	Policy amended to include this (and clauses moved around)	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
			<i>professional, including financial accounts and marketing information, illustrating that efforts to promote, improve, and market the facility/property, for sale or rent, at a reasonable value which reflects the existing use and condition of the building (a minimum of two independent valuations of the building will normally be required) have not been successful, and the use is no longer viable.</i>		
38.	Policy C14: Sustainable travel		Suggest that regard is also given to TWBC SLP Policy TP2	Add to conformity reference.	✓
39.	Figure 9.1: Rights of Way network and proposed east-west bridleway improved link		Confirmation required that the proposed bridleway will be useable for pedestrians and cyclists	This is the intention and wording added.	✓
40.	Policy C15: Mitigating vehicular impacts at junctions and pinchpoints		Suggest that regard is also given to TWBC SLP Policy TP1. It is noted that TP1 requires transport assessments in accordance with the thresholds set in KCC's latest guidance, or otherwise as required by virtue of the locality or, when necessary, a satisfactory transport statement, having regard to where the location of the development has existing traffic issues or lack of transport infrastructure	Add to conformity reference and new para 9.25 added.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
41.	Policy C16: Electric vehicle charging	Reference to “open access”	What does this mean? This should be clarified.	This refers to EV chargers that are available to use by all, not just a select make or vehicle?	✓
42.	Para 10.3 Specific actions to be undertaken are as follows:		<p>Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the CNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the neighbourhood area. A meeting between local councillors, planning committee members and the supporting planning officers at TWBC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.</p> <p>TWBC planning officers would not want to meet for each individual application, but would be able to consider whether NP policies are being applied appropriately.</p>	Noted – amended text to reflect this.	✓
43.	12 NON – POLICY ACTIONS Para 12.2	“TWBC produce a Highway Improvement Plan”	Highway Improvement Plans are not produced by TWBC. They are prepared between Parishes and KCC.	Noted – amend to clarify.	✓
44.	Para 12.3	First issue and a general note	Note that S106 monies need to meet relevant planning tests and be applied to the obligations set out in the S106 agreements.	Noted – allude to this in the text.	✓

Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
45.	Policies Maps		<p>TWBC strongly encourages good collaboration with all NDP Groups regarding the GIS layers/shapefiles of NDP Policies, as the efficient transfer of NDP. Policy GIS layers/shapefiles to TWBC (upon adoption of the NDP) ensures that these layers can promptly be added to the Council's GIS database. This then ensures that any NDP Policy is automatically flagged when a new application is submitted in an area subject to the relevant NDP Policy</p>	Noted – shapefiles to be sent later in the process.	✓
46.			<p>It is noted that some of the designations shown in the maps are subject to change beyond the control of the NDP (such as areas of Ancient Woodland, Local Wildlife Sites, Public Rights of Way, etc.).</p>	Noted – add a footnote to the Maps to clarify this.	✓
47.	Page 109 – Evidence List	TWBC SLP Letter Next Steps	<p>Is it worth including the Initial findings letter from the Inspector in this list? Although there will be subsequent updates before the Reg 15 CNDP is Published. It is suggested that the NDP group re-consider this.</p>	Added to the list.	✓
48.	Accessibility comments (these comments are the same as the pre- reg 14 comments as the changes were not implemented)		<p>Use left aligned text and not justified.</p> <p>Ensure the heading structure is correct. Use the navigation pane to check (available in the view tab at the top of Word)</p> <p>All headings need to be demoted one level as the title on the cover page needs to be the only thing as H1. Headings cannot skip ascending H levels (e.g. can't go H2 to H4 but can go H4 to H2), this part has been followed so far but good to keep in mind.</p>	Accessibility will be checked prior to submission at Regulation 16.	✓


Ref	Page/para	Policy details	TWBC Comments/ Proposed change	WG response	✓
			<p>Ensure headings are consistent, for example, the 'High Weald Management Plan' on page 8 is currently H3 but the 'Community Engagement' on page 9 is formatted the same but is normal text.</p> <p>When saving as a PDF, click more options and then options and tick 'create bookmarks using headings'</p> <p>Avoid using repeated enter for formatting, there are a few instances such as on page 42 where it has been used to create a new page. Also avoid using repeated tab and space for formatting. Use the formatting symbols to check (the symbol that looks like a backwards P on Word and available using ctrl+shift+8).</p> <p>Consider updating the meta data. Available under file  info in Word.</p>		

Table 2: Other Comments: Comments are listed by paragraph number / policy, with general comments at the end

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
49.	General	2	<ul style="list-style-type: none"> We acknowledge the CNP concerns regarding the A21 and M26. These concerns are known to us, having been raised with National Highways as part of the Government/ National Highways Route Strategy and Roads Investment Strategy processes. It will be for these documents to take forward proposals for the SRN taking account of all priorities, concerns and resources nationally. We will continue to be a statutory consultee on the Tunbridge Wells Local Plan and any applications that come forward that could impact on the safety, reliability and/or operational efficiency of the SRN. This would include the current Local Plan allocations in the area. We have No Objection to, or suggested amendments to, the CNP. 	Noted – no amendments required.	✓
50.	General	3	The resident has issued a marked up version of the Plan, which can be viewed in full as required. It highlights typos, areas where additional clarity would be helpful (e.g. definitions) and other thoughts.	The WG have gone through the comments and amended the plan accordingly. There are no substantive comments on the policies themselves.	✓
51.	General	5	Congratulates Capel Parish Council on its well drafted and comprehensive Draft Neighbourhood Development Plan for Capel (CNP) and confirms that it has no objection to any of the policies in the draft CNP.	Noted.	✓
52.	General	6	My clients have an interest in land to the northern edge of Five Oak Green, and have previously been in communications with	The WG understand that the examination of the SLP is ongoing	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>the Parish Council in relation to it. The site is known as land to the rear of 50 Whetsted Road, Five Oak Green, and is identified as site 11 in the Tunbridge Wells Strategic Housing and Economic Land Availability Assessment (SHELAA), which is used as part of the evidence base for the current emerging Local Plan.</p> <p>The rep. considers that the overall housing strategy for TWBC borough is in question and queries the timing of the NDP. It also considers that a solution to the problematic garden village currently proposed in the SLP could be reviewed and smaller parcels of development (albeit some in green belt, but with less incursion) should be considered.</p>	<p>and that no decision has been made on proposed strategic allocations. The Capel NDP seeks to try to ensure that any development of a major scale – defined in the NPPF as 10+ homes – would need to follow the underlying principles for development, which are set out in Chapter</p>	
53.	General	7	<p>A significant amount of hard work has clearly gone into the preparation of the Pre-submission Capel Neighbourhood Plan (“CNP”) which is well set out and provides a compelling description of the character and historic nature of the parish. Save Capel (“SC”) wishes to congratulate and thank members of the working group (past and present), parish councillors, and the external consultants for this excellent work.</p>	Noted.	✓
54.	General	7	<p>SC will continue to challenge both of the strategic sites in Capel throughout the examination, and beyond if necessary, and believes that little weight should be given to SLP policies CA1, SS1, and SS3 [CNP 1.13]. We consider that the supporting text to the CNP policies should adopt a less ‘assumptive’ tone in respect of these proposed developments.</p>	See previous answer on this.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
55.	General	7	Given the delays and uncertainties of the examination of the SLP, it is possible that the CNP could be adopted before that plan. It is therefore prudent to minimise reference to the SLP and particularly where CNP policies are concerned. Any reference to the SLP in the submission version of the CNP should reflect the “suggested changes” to the SLP currently being prepared by TWBC.	<p>Noted – as per the comments from TWBC, the WG is minded to review the CNP within six months of the adoption of the new local plan.</p> <p>Whilst the CNP makes reference to the SLP, it does not assume that the policies and/or strategic site allocations as set are to be achieved. The policies are worded to be applicable to development that comes forward, whether or not it mirrors that expressed in the SLP.</p>	✓
56.	General	9	No specific comments.	Noted.	✓
57.	General	10	<p>The CNP document’s wording unintentionally supports the SLP</p> <ul style="list-style-type: none"> • despite CPC having clearly stated their opposition to the SLP • primarily due to the choice of wording in Policy C1 • and the inclusion of the map for the intended SLP site for TGV (the only main development referred to and mapped in the SLP). 	<p>The Garden Settlement principles as an entity have been removed. The CNP objectives are considered to fulfil the principles for development the plan area.</p> <p>Maps have been amended to not include strategic allocations</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				proposed in the SLP as these are under review.	
58.	General	11	Strongly agree with all policies.	Noted.	✓
59.	General	12	Commented on their objection to strategic allocations.	This is a strategic issue being dealt with in the SLP.	✓
60.	General	14	Status of emerging local plan: Might be suggested that the NP should not be progressed at this stage of the Borough Local Plan Examination.	Noted. This has been discussed with TWBC. There is nothing in the legislation to prevent a NP coming forward in advance of or during the development of a Local Plan. The CNP has been constructed to apply to development regardless of the progress on the SLP. Reference to strategic sites in the SLP is made (caveated that this is not adopted policy) and content is being reviewed as the examination of the SLP progresses. The WG are minded to review the CNP within 6 months of the adoption of the new local plan.	✓
61.	General	14	Conformity with the emerging local plan: Notwithstanding the timing of the SLP examination, it is acknowledged that the NP seeks to manage the uncertainty.	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>At a high level the Estate considers this approach to be sensible. In particular the estate recognises that the Neighbourhood Plan Group has sought to engage with the development strategy set out in the emerging Local Plan. If this approach had not been taken there would have been a strong risk that the NP would not have met the basic conditions.</p>		
62.	General	15	<p>The production of the Neighbourhood Plan ahead of the emerging Local Plan, may result in difficulties for the Parish in the future. Depending on the context at the time the Neighbourhood Plan is made, there may be the need for an immediate full, or partial review to take into account any changes the Borough Council may make to the emerging Local Plan.</p>	<p>Noted – WG to consider a review within 6 months of adoption of the new Local Plan.</p>	✓
63.	General	18	<p>Hadlow Parish Council is pleased to offer their support for your proposed neighbourhood plan. The Council think it offers a sensible vision for realistic development of Capel during the plan period.</p> <p>The Council notes that the main area identified for additional housing is close by the boundary with Tonbridge and Malling Borough Council and Hadlow Parish. Hadlow Parish Council feels that the number of additional houses envisaged in the Capel</p>	<p>Noted.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			draft plan would be unlikely to pose serious infrastructure usage and funding issues.		
64.	General	19	<ul style="list-style-type: none"> • Although this may be on the edge of the boundary however has there been any mention of reducing the speed limit from the Somerhil roundabout to Tudeley from 50mph to 40mph. Less pollution all round etc. braking, petrol speeding..... • Overall The CPC has done an excellent job here and thanks to all the contributors. TWBC clearly isn't interested in anything said by the people of Capel hence it's massive spending of taxpayers money trying to find ways around the Inspector's report. • I am fully in support of the objectives and policies of the residents neighbourhood plan for Capel. I live near by in Matfield and like many others who live nearby frequently enjoy going for walks along the footpaths in the Capel area. It would be tragic not to be able to enjoy this part of our beautiful countryside. • I support all policies 	<p>This is outside the scope of the CNP.</p> <p>Noted.</p> <p>Noted.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				Noted.	
65.	General	21	No substantive comments.	Noted.	✓
66.	About Capel	20	<p>Para 2.4 to 2.11: The County Council would suggest that the short paragraph below is included which recognises the antiquity of Capel's heritage:</p> <p><i>Capel sits in an ancient landscape and includes heritage assets dating back to prehistory, in particular Castle Hill hillfort, a scheduled monument. In the south of the parish, in the area of the High Weald AONB, the landscape shows strong continuity from the past and has been described as one of the best surviving medieval landscapes in northern Europe.</i></p> <p>The County Council also considers that this section could benefit from some re-organisation. It starts with post medieval oast houses and then discusses medieval Domesday and related ownership matters. It might be clearer to progress chronologically through time.</p>	This has been redrafted by the Working Group and amended in the Plan.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>Para 2.11: suggests some wording is deleted.</p> <p>Para 2.19: there are only 3 bridleways (and one Public Byway) within the parish and these are disparate and do not provide a useable network for off-road cycling or equestrian use. The County Council would also refer to the need to correct the reference to a footway over Postern Lane railway bridge on page 158; the path is a Public Footpath, not a footway.</p>		
67.	Vision	7	<p>Disagree final sentence: “All development within Capel Parish must embed the garden settlement principles.”</p> <p>SC questions whether all development can be required to ‘embed’ garden settlement principles [CNP 3.3]. The definition of ‘garden village’ was determined as being 1,500 – 10,000 houses¹ and therefore this requirement may not be enforceable for smaller developments.</p> <p>Planning authorities, including TWBC, refer to and include the TCPA Garden City Principles² when assessing garden villages:</p> <ul style="list-style-type: none"> • Land value capture for the benefit of the community. • Strong vision, leadership and community engagement. • Community ownership of land and long-term stewardship of assets. 	<p>WG discussed and agree as per Ref 57. (major development by the way is as defined by the NPPF - Major development⁷⁵: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development 75 Other than for the specific purposes of paragraphs 176 and 177 in this Framework. 69 it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<ul style="list-style-type: none"> • Mixed-tenure homes and housing types that are genuinely affordable. • A wide range of local jobs in the settlement within easy commuting distance of homes. • Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food. • Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience. • Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods. • Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport. <p>Therefore, it may be more effective to state “All development within Capel Parish must be consistent with the Neighbourhood Plan Objectives” [CNP 3.4]. These objectives already incorporate the garden settlement principles.</p>	Management Procedure) (England) Order 2015.)	
68.	Vision	14	<p>Whilst the NP does, to some extent, positively engage with the emerging Borough development strategy, we note some details that are not in conformity with the emerging Borough Local Plan. The Vision states: <i>“The individual settlements within Capel Parish will remain separate from one another and from nearby towns</i></p>	<p>This is noted, however it is considered that should a new garden village be developed in the parish, which is under review as part of the TWBC SLP Examination, it would</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p><i>and be a satisfying, rural and sustainable community of villages and hamlets including protected and diverse countryside with wildlife at its heart.”</i></p> <p>Whilst this vision is not directly contrary to the emerging development strategy, we note that TGV would result in a change of the settlement pattern, including some changes to existing villages. To be in conformity with the emerging Borough Plan this must be acknowledged by the Vision.</p>	effectively become it’s own settlement, distinctive from others in the parish and nearby. The challenge would be Tudeley itself, however the Design Code seeks to ensure that the identity of this hamlet as the historic core would remain, as distinct from the garden village (which itself would be designed to reflect local character), even though it would effectively become part of that settlement.	
69.	Vision	20	<p>Suggestions to increase mention of the value of the PROW network.</p> <p>Welcome references to heritage.</p>	<p>Add in.</p> <p>Noted.</p>	✓
70.	Objectives	7	SC agrees with the seven key objectives but makes suggestions to improve their effectiveness.	Most comments have been incorporated.	✓
71.	Policy C1 (Promoting sustainable	7	Suggest [Ai.] is amended to “it is on sites allocated for those uses in the current adopted Tunbridge Wells Local Plan or in any successor;”. This ensures continuity with any future local plan	This clause has been removed.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	development in Capel Parish)		<p>that has passed public examination during the lifetime of the CNP.</p> <p>SC considers that Policy C1(B) is too vague in respect of major development. The phrase “Where proportionate...” is unclear and could be removed. Furthermore, the specification of the threshold for ‘major development’ would make the policy more effective.</p> <p>SC suggests that [Bi.] is amended to “they are informed by consistent with the Neighbourhood Plan Objectives [CNP 3.4] garden settlement principles;”.</p> <p>Figure 5.2 should be amended to remove Tudeley Village and/or East of Capel strategic sites depending on the progression of the SLP.</p>	<p>Amended proportionate to appropriate (as per TWBC comment). Include NPPF definition of major development.</p> <p>Agreed and amended.</p> <p>Figure 5.2 removed – due to ongoing uncertainty on SLP site allocations.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
					✓
72.	Policy C1 (A Green Capel - Promoting sustainable development in Capel Parish)	8	<p>Policy C1 set out the main criteria for delivering sustainable development in the Parish. Whilst there is reference in the supporting text for the need to ensure that development is 'comprehensively' planned, disappointingly, this should be carried through into the wording of the policy itself.</p> <p>The Policy should make it clearer that the large Strategic Sites need to come forward in a comprehensive manner. All land included within these allocations are fundamental to achieving sustainable development. As such, we respectfully ask that Section B of Policy C1 is expanded to make</p> <p>it clear that planning applications relating to the Strategic Sites should only come forward comprehensively and on an all-inclusive basis so that piecemeal development is not permitted in any form.</p>	The policy makes explicit reference to the now CNP objectives which collectively achieve the ambition of development being comprehensively planned.	✓
73.	Policy C1 (Promoting sustainable development in Capel Parish)	10	<p>Several Trustees of the charity have been involved in the formation of the Capel Neighbourhood Plan (CNP) and in general support it. However, we have very strong objections to the proposals in the Submission TWBC Local Plan (SLP) and feel that <u>the CNP should be stronger in its support of the maintenance of the Green Belt.</u></p>	The policies do not seek to amend the current Green Belt boundaries and safeguard against loss of greenfield. The policy seeks to prioritise brownfield sites. The garden village principles have been removed and instead embedded into	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>The CNP should also include:</p> <ul style="list-style-type: none"> • A Declaration for the protection of all current GB locations • The intention to retain existing Green Field Sites and Open Spaces for the community • A Requirement that Brown Field Sites be prioritised for any local building development <p>3. Policy C1’s wording incorrectly indicates that the CNP (i.e. the community) is in agreement with the SLP proposals for not only a Garden Village but also development of land within the Greenbelt at East Capel therefore reinforcing TWBC’s supposition that the local community have been fully engaged and, through the consultation of the CNP document, the community is supportive of it.</p> <p>5.1 alludes to the CNP being “a general policy which seeks to embed the garden community principles”. This should be excluded from the text.</p> <p>With regard to 5.2 The policy would “influence strategic development, supplementing Policies STR/CA1, STR/SS1 and STR/SS3 of the Submission Local Plan (SLP) should that plan be adopted, as well as windfall development”.</p>	<p>the overarching CNP objectives, which are now referenced.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>The Inspector has already found that the case for releasing Green Belt land to build either of the Strategic Sites is unsound, especially in the case of Tudeley Garden Village (TGV). To support our objections to the SLP we would highlight key issues as follows:</p> <p>a) that the level of development in the SLP within Capel is disproportionate, containing approximately 63% or the TWBC total in one small Parish.</p> <p>b) that the release of large swathes of Green Belt is not justified, and that the required Exceptional Circumstances for such release have not been demonstrated. Indeed, TWBC’s own Green Belt assessment is that these releases will cause High Harm to the Green Belt, whereas release of other parts of the Green Belt in the Borough would cause significantly less harm to the Green Belt.</p> <p>c) that the Government’s policies for Garden Villages required plans to be developed with and supported by the local residents, whereas these plans were largely developed in secret. Local opposition to the plans was well documented at Regulation 18 stage, but the objections were ignored in the version that went to Regulation 19 consultation at which stage local opposition was again evident.</p>	<p>5.1 has been amended to reference the CNP objectives.</p> <p>Para amended to remove explicit reference to site policies in the SLP as these are now under review.</p> <p>Noted.</p>	<p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>6. CGPS believe that development in Capel should be limited to controlled growth of Five Oak Green (expanding the LBD as required) and of Paddock Wood.</p> <p>7. We believe that showing potential development for Tudeley Garden Village (and that for East Capel) in the CNP suggests that we and the community accept that it is likely to be built. We do not believe that TGV should be given prominence in Figure 6.4, which should be left out of the CNP.</p> <p>8. There are 15 other proposed policies in the CNP. They all seem very sensible and do not 'support' or conflict with the SLP, i.e. they are not specific to the proposed developments. We also welcome the Non-Policy Actions which address issues such as speeding, flooding and community assets.</p> <p>9. If CGPS's comments regarding Policy C1 above (Item 2) are not accepted then CGPS cannot agree with the CNP as it stands.</p>		

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				<p>Noted – the CNP does not seek to allocate sites. It does seek to enshrine the principles for sustainable development – in a Capel Parish context – within the policies though, in case of strategic allocations coming forward in the parish.</p> <p>Mapping showing proposed strategic site allocations have been removed.</p>	
74.	Policy C1 (Promoting sustainable development in Capel Parish)	13	<p>Southern Water supports this policy in particular where it supports delivery of necessary utilities infrastructure.</p> <p><i>A. ii) the phased delivery (linked to rate of development) of necessary social and physical infrastructure to meet the comprehensive infrastructure needs of the area.</i></p> <p>Southern Water may have to provide additional wastewater infrastructure to serve new and existing customers or meet stricter environmental standards. It is likely that there would be limited options with regard to location, as the infrastructure would need to connect into existing networks. Planning policies should therefore support proposals that come forward in order</p>	<p>Note: The text quoted is what we say at B. viii(a) and not A. ii.</p> <p>Note that Southern Water support this clause and also note their comment below.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>to deliver necessary water supply and wastewater infrastructure at all levels of the planning system.</p> <p>Southern Water also engages in the preparation of Local Plans highlighting any concerns and seeking policies that co-ordinate development with provision of necessary infrastructure.</p>		
75.	Policy C1 (Promoting sustainable development in Capel Parish)	15	As a general policy point, it is considered that Policy C1 is seeking to control too much, rendering it impractical. Further thought should be given to what the policy is trying to achieve, and it is recommended that Tudeley and East Capel be included as a separate policy.	The WG disagree – the policy sets a spatial strategy for the parish and emphasises the key principles (as per the CNP objectives) that should be applied to development, including major development. The policy cannot and should not assume that Tudeley and East Capel (as set out in the SLP) are to happen as this is not yet adopted policy and is currently under review as part of the TWBC SLP examination	✓
76.	Policy C1 (Promoting sustainable development in Capel Parish)	16	We request that the policy wording is amended to allow for greater flexibility for the Strategic Site – North West of Paddock Wood (Policy STR/SS1). This is to ensure that the proposed development can reflect the local character and distinctiveness of Paddock Wood.	WG discussed – agreed that within Capel Parish, the Capel Design Code should take precedence. This aligns with the fact that the part of their site falling within Capel Parish is largely rural and has more in	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>Suggested Policy Wording:</p> <p>“... B. Where proportionate, major development proposals within Capel Parish should demonstrate that all of the following criteria have been satisfied:</p> <p>i. they are informed by garden settlement principles; and</p> <p>ii. a Framework Masterplan is prepared, in collaboration with the local community; and</p> <p>iii. they have considered the context of the overall development of the Capel Parish and can demonstrate that they have not been considered in isolation; and</p> <p>iv. they have positively considered the existing main settlements (Five Oak Green, Capel, Colts Hill, Crockhurst Street, Tudeley Hale, Tudeley, Whetsted), and the smaller hamlets (Badsell, Castle Hill and Postern) and Paddock Wood where applicable with respect to their character, heritage, environment and landscape settings; and ...”</p>	<p>common with Capel than the more urbanised Paddock Wood.</p>	
77.	Policy C1	19	<ul style="list-style-type: none"> I am concerned that the measures listed don't go far enough to protect our area. Green corridors between developments? We should be looking for more than that to safeguard our 	<p>Noted, but the quantum of development is outside our sphere</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>landscape. The emphasis of this section is on mitigating measures that shouldn't be needed in the first place.</p> <ul style="list-style-type: none"> • Policy C1 - IV - surely the AONB would be a 'last resort' and should not be touched at all • Priority should be given to safe off road cycling/walking routes between FOG/Tudeley/ Tonbridge and FOG & PW to reduce car dependency. • Existing green belt should not be moved to accommodate new housing development, all additional infrastructure should be included in any plans and not just promised as with previous developments. • The area is already over developed. Any further development will devastate the area further. Public resources are exhausted. The proposed developments have lead to me having l'll health and anxiety. This is a village, not a small town. The roads are clogged. Further development would cause more flooding. So no I do not agree with any further development, even "sustainable" development, what ever that is !!!!! • The way I look at this- is guiding answers which will give a positive view to a LARGE development at Tudeley and Capel i.e. the garden settlement TWBC is determined to approve C1 and C3 to me can be taken this way. I do not believe there 	<p>of influence in the context of the SLP.</p> <p>Noted and the AONB is afforded high level protection through the NPPF.</p> <p>Noted – this is addressed in the Sustainable Movement policy</p> <p>Noted, but the quantum of development is outside our sphere of influence in the context of the SLP. The SLP is also exploring Green Belt changes, which are permitted in national policy, with justification</p> <p>Noted.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>should be a large number of houses built in the RURAL Parish of Capel at all. These series of hamlets i.e Tudeley and Capel and the small village of Five Oak Green ending with the larger town of Paddock Wood are where TWBC have chosen to develop the bulk of their housing targets because they are at the extreme boundary of their patch and will not affect the rural idles of any other villages and towns in their patch -nor Tonbridge Wells and will cause misery for those living in Tonbridge. TWBC were also given a opportunity to develop Tudeley and Capel by the Hadlow Estate so have grasped this lifeline- so all the analysis is skewed to these ends as are these questions. This so called neighbourhood plan is to build on Green Belt and to basically get this approved through this method. They refused planning permission to the Poacher for a 6 room extension and now they want to build a garden village with thousands of homes.</p> <ul style="list-style-type: none"> • Stop the ruination of our parish 	Noted.	✓
78.	Policy C2 (Meeting Local Housing Needs)	4	I am surprised there is a reduction in 3 bedroom houses, or I may have misread this and it may be the same number but a change in percentage with the increase in other houses. As a family village I would expect most properties to be 2-4 bedrooms?	The LHNA has found a deficit in homes of 1-2 bedrooms. To rebalance this, the figures show a need to effectively stop the building	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				of 3-bedroom. This is not realistic however and clearly 3-bed homes are the most popular size in the parish. The policy has been amended to be less prescriptive in this, which would also allow for greater flexibility for sites to deliver against the strategic housing mix requirement, while still considering the parish-level housing needs.	
79.	Policy C2 (Meeting Local Housing Needs)	7	“Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Capel Local Housing Needs Assessment”.	Noted, although this is likely to be considered inflexible hence text retained.	✓
80.	Policy C2 (Meeting Local Housing Needs)	15	The emerging Tunbridge Wells Submission Plan (2021) (TWSP) seeks to provide between 30% (brownfield sites) and 40% (greenfield sites) onsite affordable housing, with a tenure split of 60% social rented and 40% intermediate tenures. This is supported by the Housing Needs Assessment Topic Paper (February 2021). The 20% (affordable rent) and 80% (intermediate housing) identified in the draft Policy is, therefore, not compliant with the TWSP and the Policy wording should be amended to reflect the TWSP.	A Local Housing Needs Assessment has been prepared to support the CNP. The findings – as with other rural parishes in the borough – are different to those at the TWBC borough level. Whilst it is acknowledged that housing development must contribute to the wider strategic need, the evidence provides a more nuanced picture at	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>First Homes are referred to in Paragraph 5.15 of the draft Neighbourhood Plan, with a discount of 40% or 50%. There is, however, no evidence to justify this level of discount, as required by Government Guidance. It is not for the developer to demonstrate that the scheme viability cannot support the proposed discount, it is for the Policy-Maker to justify.</p> <p>Table 5.1 and para 5.25: Emerging TWSP Policy H1 (Housing Mix) is not prescriptive on housing mix but does require the overall mix for development proposals to be informed by local housing needs and demand, as set out in evidence base documents, parish surveys and any other relevant reports. The Sevenoaks and Tunbridge Wells Strategic Housing Market Assessment (September 2015) and the Tunbridge Wells SHMA Update (January 2017) identify the need for a greater proportion of two- and three-bedroom open market homes, and one- and two-</p>	<p>the local level and in terms of how local needs are met. The policy has been made less prescriptive though to address this.</p> <p>The WG considers that the policy is defensible, as it has been based on the specifics of the parish and has been supported by appropriate and proportionate evidence.</p> <p>See above.</p>	<p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>bedroom affordable units, although highlights that the nature of the development and character of the area are important considerations.</p> <p>To better reflect the Local Plan evidence base, Paragraph 5.25 should be amended to include the need for mid-size houses.</p> <p>Policy: With reference to Requirement A. ii., as set out above, the tenure split should be amended to accurately reflect the TWSP, which identifies a tenure split of 60% social rented and 40% intermediate tenure.</p> <p>In relation to Requirement A. iii., it should be noted that the onus is on the Parish Council to demonstrate the viability of the 40% discount to be applied to First Homes.</p> <p>Rydon Homes acknowledge that Aecom has undertaken a Housing Needs Assessment, which assesses affordability with the discounts. However, viability evidence from a registered valuer should have been provided. In the absence of the necessary evidence, this policy should be amended to reflect the lower, 30% discount or the Parish Council must undertake the necessary</p>		<p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			viability assessment to establish whether the higher discount can be achieved.		
81.	Policy C2 (Meeting Local Housing Needs)	16	<p>Consider that housing on the North West Paddock Wood site should reflect PW in preference to Capel parish:</p> <p>The emerging Local Plan currently allocates Tudeley Village for strategic residential development within TWBC. As a result of the ongoing Examination, due to additional constraints, there is a possibility that the strategic allocation at Tudeley will not be found “sound” and therefore, it is increasingly important that the strategic allocation at North West Paddock Wood provides for the needs of the Borough and not just the immediate Capel area.</p> <p>In addition, the Site is physically divorced from Capel Parish, separated by the A228. The Site forms part of a wider extension to Paddock Wood and therefore the proposals should reflect and be more closely related to Paddock Wood rather than Capel Parish.</p>	<p>Noted.</p> <p>Land within Capel boundary is not 'divorced' by nature of the A228</p>	✓
82.	Policy C2	19	<ul style="list-style-type: none"> The biggest need is for social housing. I believe your 20:80 split between social rent and affordable housing does not reflect that need. 	<ul style="list-style-type: none"> The findings are based on the govt methodology for developing a local housing needs assessment. 	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<ul style="list-style-type: none"> • Very pleased to see the emphasis on meeting local housing needs in any developments especially the emphasis towards one & two bedroom properties and not so many 4/5 bedroom houses (money earners for the developers) • New homes should be affordable to young local people, the countryside shouldn't be sacrificed for homes for the rich and huge profits for developers as is now happening. • - I have concerns that TWBC are using the wrong information for housing plans. ONS state we only need a 5% increase to cater for local housing needs. Anything on top of this means we are building houses for people from elsewhere, e.g. London. Also, the 'rural exception site' should not be used if on green belt. The only houses that should be built are affordable homes and homes for the elderly. Everything else we have already. • The original reference was to local need. The same was said for Paddock Wood but its current housing has been advertised widely, including overseas. Several London boroughs have purchased houses. The local need angle is merely a ruse. Houses do need to include a reasonable number of 1 and 2 bedroom properties. However, developers (who appear to have almost total control) prefer building larger properties. Properties should be prioritised for local people or those with local connections. This is now being actioned by various communities in England and Wales. 	<ul style="list-style-type: none"> • Noted. • Noted – the First Homes is trying to achieve this. • Noted, but this is a CNP not the Local Plan. • Noted – this is a national issue. 	
83.	Policy C3 (Reflecting the character of Capel's	7	SC supports the policy but does not believe the harm to the AONB in Capel has been adequately assessed in the SLP, and the AONB impact of the proposed Five Oak Green by-pass has not	Noted – this is to be addressed through the SLP examination.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	settlements through high quality design)		<p>been assessed. SC submitted extensive representations to the plan examination.</p> <p>Figure 6.4 does highlight an example of such harm, but this map should be amended to remove Tudeley Village depending on the progression of the SLP.</p> <p>SC suggests that Policy C3(Bi) should refer to the “CNP objectives” and not “garden settlements” where this is an example of the CNP being too assumptive.</p> <p>New housing, including affordable, must be of a size as well as style that residents must be able to enjoy living in them.</p>	<p>Noted.</p> <p>Noted and agreed.</p> <p>Noted.</p>	
84.	Policy C3 (Reflecting the character of Capel’s settlements through high quality design)	15	<p>Requirement A is a repetition of the NPPF (2021) and statutory legislation and as such, should be removed from the policy.</p> <p>Garden settlement principles are only appropriate for those settlements and as such, Requirement B. i. could be simplified to direct applicants to the design guides.</p>	<p>Noted, although with no up-to-date local plan, this is considered to be an important inclusion.</p> <p>Reference is now made to the CNP objectives.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>With reference to B. ii., as set out above, community engagement is advisory and should be included in the supporting text, not within the policy.</p> <p>Part B. v. should be removed as dark landscapes are only appropriate for sites withing the AONB.</p>	<p>Noted, although it is included with the NPPF specifically. Precedent in other NPs to include such a clause.</p> <p>Disagree – see later comments on this under that specific policy.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
85.	Policy C3 (Reflecting the character of Capel's settlements through high quality design)	16	<p>Re the Site at North West Paddock Wood – it is a strategic allocation which is an extension to Paddock Wood. The Site is physically separated from Capel Parish via the A228 and therefore, the proposals at the Site should reflect the character of Paddock Wood as set out within the Paddock Wood Neighbourhood Plan and Design Guidance.</p>	<p>The site is not bounded by the A228, Capel extends as a parish beyond.</p> <p>PW is the urban bit, but this part of the parish should reflect Capel and the rural nature of the parish. Including the Capel Design Codes – the land here landscape lends itself more to the Capel Design Codes than the more urban focused PW codes.</p>	✓
86.	Policy C3 (Reflecting the	19	<ul style="list-style-type: none"> I suggest the design code needs to emphasise pavements should adjoin all residential roads. Some new building occurs without pavements. The developer has mentioned copying a 	<ul style="list-style-type: none"> Pavements are dealt with in Sustainable movement. 	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	character of Capel's settlements through high quality design)		<p>"Tuscan hill town". However there are no pavements in those towns. They are high density.</p> <ul style="list-style-type: none"> I think the council should consider Corbusier style blocks to fit the maximum number of homes on the smallest footprint, with a bus service to rail connections. There is an urgent need for the highest number of homes as quickly as possible and this seems the ideal solution to minimise the amount of greenfield land developed. With a few 15-20 story slab style blocks, all private rentals with no social housing, the right balance should be found for sustainability and development 	<ul style="list-style-type: none"> Noted but this was not the finding of the community engagement. 	✓
87.	Para 6.11	20	In consideration of paragraph 6.11, in addition to the design principles mentioned, the Neighbourhood Plan could usefully reference the Kent Farmsteads Guidance which provides a methodology for assessing the historic settlement pattern of farmsteads in Kent, and its corresponding suitability for additional development.	Added in.	✓
88.	Design Code	14	<p>The Estate notes the considerable amount of work that has been undertaken to inform the preparation of the Capel Design Guidelines and Code, and believes that the document will be a useful resource going forward, particularly with respect to the detailed design of TGV.</p> <p>This notwithstanding the Estate notes this comprises guidance only. It is important that this guidance is applied pragmatically and allows for design creativity and innovation in the future. The Estate reserves the right to comment further on the Design</p>	The Design Code underpins the Policy (C3) and is an integral part of the CNP.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			Guidelines and Codes at the next stage of the Neighbourhood Plan process.		
89.	Policy C4 (Meeting the highest environmental standards)	7	SC fully supports this policy section.	Noted.	✓
90.	Policy C4 (Meeting the highest environmental standards)	13	<p>Southern Water supports the following wording of this policy in particular:</p> <p><i>(v) Reducing water consumption through the use of water re-use measures including rain water harvesting, surface water harvesting and/or grey water recycling systems.</i></p> <p>Southern Water supports all policy requirements which seek to ensure that surface water is appropriately managed, as close to source as possible. This aligns with our own work to address problems caused by excess surface water in our sewerage network in order to protect water quality in rivers and sea, and preserve water resources into the future. For more information please see –</p>	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force https://www.southernwater.co.uk/media/7459/stormoverflows_faq.pdf		
91.	Policy C4 (Meeting the highest environmental standards)	15	<p>Whilst Rydon Homes are dedicated to sustainable design and development, Policy C4 is considered highly aspirational and without an acknowledgement as to the practical implications of the requirements set out, for example, (v.) reducing water consumption through water harvesting and greywater recycling systems, which use disinfectants to cleanse the water that are themselves energy intensive to produce. With the running costs being greater than using a mains water supply and the equipment and disinfectant needed, it is difficult to justify these systems as environmentally sustainable for individual households.</p> <p>Recommended that compliance is targeted towards meeting the requirements set out in the TWBC Local Plan and Section A. be included within the supporting text or as an appendix, given that it is aspirational content.</p>	The neighbourhood plan has not sought, as some neighbourhood plans have tried to do, to place its own requirements aimed at achieving higher standards of sustainable construction, than required by the Building Regulation or as set in Local Plans.	✓
92.	Policy C4 (Meeting the highest environmental standards)	16	The proposals at Paddock Wood will positively incorporate the highest environmental standards required by policy at the time of a planning application submission.	Noted.	✓
93.	Policy C5 (Mitigating the	7	SC supports the policy but believes that the policy should refer to ALL sources of flood risk.	This has been discussed by the WG. It was considered that all areas could be at risk of flooding in one sense,	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	impact of flooding)		This could be addressed with an amendment to Policy C5(G) as follows “Applications for major developments, and those in a flood risk areas at risk of flooding considering all sources as identified by Tunbridge Wells Borough Council , shall be accompanied by a drainage scheme maintenance and management plan”.	therefore this would be too onerous. The reference to TWBC has been removed as flood risk maps are produced by the EA.	
94.	Policy C5 (Mitigating the impact of flooding)	8	<p>One of the main reasons why land has been allocated for significant growth around Paddock Wood is the promise of an opportunity for the betterment of flooding. In order for this to work, the entirety of each Strategic Site has to be comprehensively developed. Where development is not properly coordinated there is a real risk that developers will just design their own flood mitigation strategies, pushing water from one site to the next and so on.</p> <p>It is imperative therefore that any policy in the neighbourhood Plan that deals with the impact of flooding specifically refers to the need for the Strategic Sites to come forward on a comprehensive basis.</p> <p>The overarching site wide flood design strategy for the Strategic Sites need to be outlined and agreed upfront before any development can commence. This strategy needs to be agreed with all stakeholders, including local landowners.</p>	This is embedded in the CNP objectives.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
95.	Policy C5 (Mitigating the impact of flooding)	13	<p>To ensure consistency with the NPPF and ensure sustainable development that considers the impacts of climate change into the future, we recommend this Policy C5 on flooding is amended to include the following wording (<i>new wording is underlined for ease of reference</i>):</p> <p><i>C. Planning proposals will not be supported unless <u>they prevent connections of surface water to the foul or combined sewer networks in accordance with the drainage hierarchy, as excess surface water in these networks can</u> will not be supported unless it can be shown by rigorous analysis that there is sufficient capacity in the local sewerage system and that any new connections will not increase the risk of system back up/flooding or cause any adverse impact to the neighbourhood area environment. <u>Connections to a combined sewer will only be possible where agreed in advance with Southern Water, and where there is robust evidence to show there are no other options.</u></i></p>	Amended.	✓
96.	Policy C5 (Mitigating the impact of flooding)	15	<p>Policy C5 C. requires applications to demonstrate that there is sufficient local sewer capacity to accommodate the development and that any new connections will not result in a system failure or flooding. However, it is the water company's responsibility to provide and maintain a sewerage system and unreasonable to include in the NP.</p>	See comment above.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			With reference to F., it is not always possible to enhance biodiversity through SUDS provision. The policy wording should be amended to 'seek' to enhance wildlife and biodiversity. It should also be noted that the statutory requirement for BNG is 10% overall, and other than being either habitat or linear BNG, there is no SUDs BNG requirement. This policy, as a result, has no basis for inclusion.	Noted, although there is precedence in other plans for such a clause. Retain.	✓
97.	Policy C5 (Mitigating the impact of flooding)	16	<p>Consider that Parts A, D and F require amendments in order to comply with the Basic Conditions.</p> <p>Suggested amendments:</p> <p>Part A: suggest deleting: This part of the Policy would sterilise development opportunities within Flood Zone 1, 2 and 3.</p> <p>Part D: Development proposals that protect and complement the existing drainage networks (watercourses and land drains specifically as well as highway drainage and storm water drains/public sewers), providing betterment and more robust maintenance of these to improve drainage within the Parish in the long term, will be supported.</p> <p>Part F: SuDS provision must demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding. SuDS provision must demonstrate where reasonable how its design will enhance wildlife and biodiversity or provide evidence on why it cannot be achieved as well as minimise the impacts of flooding.</p>	The WG have amended as per Southern Water's suggestions.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
98.	Policy C5	19	<ul style="list-style-type: none"> Any land built on, will worsen flooding. This is not the right location for lots of extra houses, due to the water flow and water courses. And why are developers allowed to build on land without adequate sewerage? Mention is made of rainwater being allowed to enter the sewers - why do we not ensure the developers put this right afterwards? If they had to pay to put it right it would stop this happening. 	Noted.	✓
99.	Policy C5	20	<p>The County Council, as Lead Local Flood Authority, would query the need for the requirement in Section 6.34, as this is already reflected in planning policy and guidance. Should the Parish Council wish to include this section within the Neighbourhood Plan, then it is recommended that it may also wish to consider development on brownfield land, where the accepted standard is for development proposals to ideally achieve the equivalent greenfield run off rate for the site prior to any development. If this is unachievable, then a 50% reduction to the existing discharge rate should be demonstrated.</p> <p>The County Council, as Lead Local Flood Authority, requests clarification on who will conduct the analysis requested in paragraph C of Policy C5, to ensure that there is sufficient capacity in the local sewerage system for planning proposals. The Sewerage undertaker has a duty to accept new connections and will make its own assessment of the impacts on capacity. This would, therefore, not be able to be controlled through a neighbourhood plan.</p> <p>The County Council, although supportive of paragraphs E and F of Policy C5, would query their necessity as there are planning policy requirements reflective of these paragraphs already in place. It is therefore recommended that these paragraphs are removed.</p>	<p>Brownfield priority is included in Policy C1.</p> <p>Noted.</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				Added in.	✓
100.	Policy C6 (Conserving heritage assets)	7	<p>SC supports the policy but there are other Grade II properties in Capel not on the CNP list.</p> <p>SC suggests that Policy C6(A) could include the addition “iii. – other Grade II listed properties in the Parish”. Save Capel Representation to Consultation (Reg14) on Capel Neighbourhood Plan Page 6</p> <p>The map on page 52 Fig 6.8 shows Lilley Farm Barn (12) in the wrong place, it should be in the same position as Lilley Farm Oast (11). SC has submitted a comprehensive Heritage report to the examination of the SLP which can be accessed here.</p>	<p>The list provided by the WG for designation as NDHAs contains no Grade II listed assets, as these are already afforded a level of protection.</p> <p>The map has been amended.</p>	✓
101.	Policy C6 (Conserving heritage assets)	8	<p>Object to the inclusion of Tudeley Brook Farm as a NDHA and provides reasons for this – see full text of the letter.</p> <p>In addition, consider that there is insufficient evidence to list the farmsteads as NDHAs.</p>	<p>The WG has checked whether this assets is included on the KCC list of historic farmstead, which it is. Therefore retain.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				KCC supported the inclusion of this in their initial informal comments. These are not simply included because they are in the HER, but because they have been grouped as an important style and function of building typical of the area and to be preserved or enhanced.	✓
102.	Policy C6 (Conserving heritage assets)	15	<p>The assets could be better justified. Historic England’s Guidance (para. 39) sets out that the criteria for the selection of non-designated assets and the quality thresholds that they should meet, should be publicly available. Rydon Homes do not consider that this is currently demonstrated.</p> <p>Rydon Homes note that the Hopper Huts at Finches Farm are included and acknowledge the history of hop picking in the Parish. They do, however, consider that there are more significant examples elsewhere. A non-designated heritage asset allocation of the Hopper Huts is considered unnecessary, and Rydon Homes remain unsure as to what the Neighbourhood Plan is trying to control as a result of this designation.</p>	<p>Historic England’s guidance is not statutory and provides one example of how an asset could be justified.</p> <p>The WG disagrees. The hoppers huts, not many of which are left, are</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				historic and valued assets in the parish.	✓
103.	Policy C6 (Conserving heritage assets)	16	Support.	Noted.	✓
104.	Policy C6 (Conserving heritage assets)	17	In the Plan the Capel Village Hall is not considered to be a heritage asset (designated or otherwise) unlike the three named World War Two Pill Boxes and a Bus Shelter!	Noted. It's a community asset but not a heritage asset in this sense.	✓
105.	Policy C6 (Conserving heritage assets)	19	<ul style="list-style-type: none"> The reference to road development is appropriate here and in many other policies. Any comments here can be applied to most. The A228 should not be diverted through the AONB and green belt. There are many sections where it could be widened and others where traffic management can be applied. The proposed new road from Colts Hill to Capel school will complete the devastation of the parish. Housing east-west. Roads north-south. What isn't mentioned is a) the vast amount of additional traffic resulting from development and the noise that can spread to a mile wide corridor. TWBC have simply targeted Capel to save the remainder of the borough. Heritage Assets- Building a housing estate around the beautiful Church at Tudeley- to me- is nothing but an act of vandalism. This church with its famous Marc Chagall windows set in its isolated position with views to the Meday should be untouched. 	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				Noted.This is being considered through the Local Plan process.	
106.	Policy C6 (Conserving heritage assets)	20	<ul style="list-style-type: none"> • Para 6.37 – change to ‘140 listed building entries.’ • In reference to paragraphs 6.40 – 6.42, the County Council welcomes the list of non-designated heritage assets and in particular the inclusion of archaeological sites. The County Council would further welcome the explanation that archaeological sites can be heritage assets. It should also be noted that Bloomeries in the area are iron production sites, usually fuelled by charcoal. The text currently suggests they are sites for the burning of charcoal and it could usefully be amended to ensure clarity. 	Amended Added to par 6.40 and 6.44	✓
107.	Policy C7 (Green and blue infrastructure and delivering biodiversity net gain)	7	<p>SC supports this policy section but suggests that Policy C7(B) “significant harm” is replaced with “any harm”.</p> <p>Figure 7.1 should be amended to remove Tudeley Village and/or East of Capel strategic sites depending on the progression of the SLP.</p>	<p>This is considered to be too restrictive.</p> <p>This has been amended.</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
108.	Policy C7 (Green and blue infrastructure and delivering biodiversity net gain)	13	<p>Urban creep presents an ever-increasing challenge to communities as this combines with the effects of climate change to worsen the risk of localised flooding. In addition to enhancing biodiversity, green areas can help to reduce the rainwater runoff that can contribute to flooding.</p> <p>Support for green infrastructure is therefore important to help reduce the rate of urban creep and support the natural water cycle. Southern Water therefore supports this policy, in particular where wording acknowledges how green infrastructure can mitigate surface water flows, for example:</p> <p><i>The planting of additional native species trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution, to assist in absorbing surface water.</i></p> <p>Southern Water supports all policy requirements which seek to ensure that surface water is appropriately managed, as close to source as possible. This aligns with our own work to address problems caused by excess surface water in our sewerage network in order to protect water quality in rivers and sea, and preserve water resources into the future.</p>	Noted.	✓
109.	Policy C7 (Green and blue infrastructure and delivering biodiversity net gain)	15	<p>The NPPG (February 2023) advises that a developer must try to avoid the loss of habitat on site and where this is not possible, habitat must be created either on or off-site. If the works cannot be mitigated on or off-site, statutory credits must be bought from the Government, which will be invested in habitat creation elsewhere in the country. It is possible to combine the three options to create Biodiversity Net Gain (BNG).</p> <p>The policy cannot, therefore, require the delivery of 10% BNG onsite. It should also be noted that the 10% requirement is not</p>	<p>The policy does not require this, it supports on-site delivery and in addition, where this is not possible, supports the use of credits locally.</p> <p>It is considered that the need to address biodiversity net gain and the</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			mandatory on major site until November 2023 and April 2024 on small sites. It is unclear as to what this requirement is trying to control, because as worded, the policy does not relate to the regulations.	need to protect and enhance wildlife areas and corridor/ stepping stones are all consistent with the paragraphs 174 d), 175, 179 and 180 of the NPPF.	✓
110.	Policy C7 (Green and blue infrastructure and delivering biodiversity net gain)	16	Support.	Noted.	✓
111.	Policy C7 (Green and blue infrastructure and delivering biodiversity net gain)	19	simpler wording eg. not increasing carbon footprint and protection of wildlife. UK Bio diversity is on the decline, Kestrels, Buzzards and Owls fly over our fields all of the time looking for food, what happens to them.	Noted – definitions are included in the Glossary. Noted – the policy seeks to contribute to addressing this at the local level.	✓ ✓
112.	Policy C7 (Green and	20	The County Council recommends that the wording of this policy is amended to the following:		

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	blue infrastructure and delivering biodiversity net gain)		<p><i>A Development proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green and blue infrastructure, as identified on the Policies Maps, with the aim of delivering a measurable net environmental benefit (where net gain involves a post development increase in biodiversity units of 10%) for local people and wildlife. All development (unless exempted¹) will be required to provide a minimum biodiversity net gain of 10%, calculated using the Defra biodiversity metric (or as amended) and evidenced within a biodiversity gain plan submitted as part of the planning application. Smaller sites may instead be able to make use of the Small Sites Metric published by Natural England.</i></p> <p>¹ Some exemptions for very small sites will apply. These will be in line with outcomes of the biodiversity net gain consultation (unless or until changes come into force through further legislation/guidance). The list of exempted sites are available here.</p> <p><i>Subject to their scale, nature and location, proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.</i></p> <p><i>B. The appraisal biodiversity gain plan should demonstrate that where significant harm cannot be avoided, proposed</i></p>	<p>This is considered to repeat national policy so not required.</p>	<p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p><i>development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of 10% by utilising the Defra biodiversity metric (or as amended). Where adherence to the mitigation hierarchy and a minimum 10% biodiversity net gain is not demonstrated, permission for planning or for change of use should be refused</i>.</p> <p>It is also advised that paragraph D mentions local wildlife sites and other designated sites.</p>		

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				Added in.	✓
113.	Policy C8 (Managing the environmental impact of development)	7	<p>Page 62 para 7.20 SC suggests the removal of “where possible” in relation to habitats.</p> <p>SC suggests that Policy C8(ii) under Trees and woodland is improved with “if veteran or noble trees must be removed where fully justified, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible”.</p>	<p>Expecting an enhancement is considered to be over and above national policy</p> <p>Amended.</p>	<p>✓</p> <p>✓</p>
114.	Policy C8 (Managing the environmental	13	Southern Water supports the intention of this policy C8 and note that this could also reinforce your Policies C5 and C7 by helping to incorporate the multi-functional benefits open spaces can offer,	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	impact of development)		<p>for example to the sustainable management of excess surface water.</p> <p>As per our comments on Policy C5, the NPPF (2021) paragraph 161 requires that plans (after applying the sequential test to locating development sites) manage any residual flood risk by:</p> <p>(c) using opportunities provided by new developments and improvements in green and other infrastructure to reduce the causes and impacts of flooding (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management).</p> <p>Support for permeable surfaces and green infrastructure is important to help reduce the rate of urban creep and support the natural water cycle over the longer term. We therefore provide a further wording suggestion below for your consideration.</p> <p>To ensure consistency with the NPPF and ensure sustainable development that considers the impacts of climate change into the future, we recommend this Policy C8 is amended to include the following wording (<i>new wording is underlined for ease of reference</i>):</p> <p><i>“Proposals should seek to incorporate open space that is:</i></p> <p><i>viii. <u>is</u> in usable parcels of land and not fragmented.</i></p>	<p>The suggested addition to the policy looks to be very helpful and this has been added.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p><i>ix. <u>is</u> safe, easily accessible, and not severed by any physical barrier.</i></p> <p><i>x. is accessible to the public.</i></p> <p><i>xi. creates a safe environment considering lighting and layout.</i></p> <p><i>xii. <u>is</u> complemented by high quality landscaping schemes.</i></p> <p><i><u>Xiii. incorporates measures that minimise surface water run-off and increase flood resilience.</u></i></p>		
115.	Policy C8 (Managing the environmental impact of development)	15	<p>Requirement vi. is unrealistic and unachievable and should be removed from the policy. Under the Environment Act, the BNG calculation includes the increase in the quality of hedgerows by 10%, and as a result, it is considered that Requirement vi. should be removed from the policy.</p> <p>There is no justification for the inclusion of the 10m buffer set out in Requirement iv., which should be removed.</p> <p>The requirement for lighting (xi.) conflicts with Policy C9: Dark Skies it should also be removed.</p> <p>Rydon Homes considers that wildlife friendly features (vi.), such as hedgehog holes and bird and bat boxes can be encouraged,</p>	<p>The WG do not consider that this is unachievable.</p> <p>This has been amended in line with the Woodland Trust recommendations.</p> <p>Xi would be read in conjunction with dark skies. Achieving dark skies does not necessarily mean that lighting is</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			but should not be a requirement by policy, as it is not always practical to provide them.	inappropriate. There are different ways of using lighting. The policy supports their use. It does not require them.	✓ ✓
116.	Policy C8 (Managing the environmental impact of development)	16	Support.	Noted.	✓
117.	Policy C8 (Managing the environmental impact of development)	19	veteran or notable trees should not be removed full stop. They are irreplaceable.	Noted and the policy recognises this.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
118.	Policy C8 (Managing the environmental impact of development)	20	<p>The County Council proposes the following amendments to this policy, and considers that it could have a stronger focus on protected and priority species and habitats.</p> <p>“Development proposals should maintain and where practicable enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area”</p> <p>Ecological Impact Assessment:</p> <p>i <i>i. Unless adequately justified as a result of the small-scale nature and limited potential impacts of the proposal, all proposals for development will be supported by an Ecological Impact Assessment (EclA) carried out in accordance with the latest Chartered Institute of Ecology and Environmental Management (CIEEM) best practice guidelines.</i></p> <p>ii <i>ii. Proposals for development will be expected to apply the mitigation hierarchy including, firstly, demonstrably attempting to avoid impacts to habitats of ecological value.</i></p> <p>iii <i>iii. The assessment will include particular regard to the safeguarding of protected and priority species as well as the retention and enhancement of protected and priority habitats. Where loss cannot be avoided, mitigation measures should be applied and, where mitigation cannot address the impacts, compensation will be required.”</i></p>	<p>Whilst an ecological assessment would form part of the Validation List of TWBC, this has been added in to the policy.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>The County Council also recommends that paragraph iii makes reference to the Kent Biodiversity Strategy or the Natural Environment and Rural Communities Act 2006 for the safeguarding of protected and priority species.</p> <p><i>Trees and woodland</i></p> <p>Biodiversity: The County Council notes that woodland is not the only priority habitat showing on national datasets as being present in the parish. Wood pasture and parkland, traditional orchards, and lowland meadows are also present according to the Multi-agency Geographic Information for the Countryside (MAGIC) website. These habitats receive consideration within planning policy and would benefit from specific reference within Policy C8. The County Council therefore proposes the following modifications to this policy:</p> <p><i>i. "There should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. Ancient woodland, priority woodland and veteran trees should be retained and protected within proposals. If veteran notable trees must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.</i></p> <p><i>v. Any adverse impacts to ancient woodland and veteran trees are only acceptable where there are wholly exceptional</i></p>		

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				<p>This has been amended as per recommendations of the latest Woodland Trust guidance.</p> <p>Amended.</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
					✓
119.	Policy C9 (Dark Skies)	7	SC fully supports this policy section.	Noted.	✓
120.	Policy C9 (Dark Skies)	15	It is unclear as to which locations this policy will apply. It seems reasonable to be applied to sites within the AONB, for example, however if the intention is for this policy to be applied Plan wide, it needs to be justified and fully supported by detailed evidence. Rydon Homes is of the opinion that the Parish Council will not be able to provide the evidence to support the application of this policy across the Neighbourhood Plan Area.	The policy covers the parish and has been developed using the AONB Unit's recommended wording for inclusion in neighbourhood plans. Guidance prepared by Cornwall Council has been used, which explicitly says "Neighbourhood plan groups are not required to collect technical data to support a dark sky policy. If night time conditions are dark a policy can help protect this and if conditions are more impacted by light pollution a policy can help halt/minimise this." https://www.cornwall.gov.uk/media/ozyn0hwx/cc-ndp-guidance-on-dark-night-sky.pdf	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				The policy mirrors that of the neighbouring Pembury Neighbourhood Plan, which also affords dark skies.	
121.	Policy C9 (Dark Skies)	16	Support.	Noted.	✓
122.	Policy C9 (Dark Skies)	19	<ul style="list-style-type: none"> • dark skies is a must . Develop a fabulous wetland here- there is enough water around for heaven sake. DO NOT BUILD AT TUDELEY/CAPEL. This 'consultation' is designed to gain approval for essentially a line of Housing from Tudeley all the way to Paddock Wood. There is no question should the Green Belt be build on in the Capel Area - this question is not asked because the answer would be a definite NO by all the residents of Capel and Tonbridge ! The Inspector says no the people say no and TWBC STILL want to thousands of homes in Capel. • default should be that there is no street lighting. Keep the dark skies - this is the countryside. 	<p>Noted – the strategic sites are being dealt with at the strategic level and the Local Plan examination.</p> <p>Noted and the policy seeks to achieve this.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
					✓
123.	Policy C9 (Dark Skies)	20	<p>Amend to:</p> <p><i>“the guidance on lighting provided in the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions) is adhered to. Where appropriate, the ILP Guidance Note 8 Bats and artificial lighting (or subsequent revisions) should also be adhered to. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, as well as lux level contour plans where appropriate., adding Bbaffles and cut-off shields should be included where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.”</i></p>	This is a helpful addition and policy has been amended	✓
124.	Policy C10 (Local Green Spaces)	7	SC fully supports this policy section and welcomes the additional sites progressed through the CNP.	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
125.	Policy C10 (Local Green Spaces)	14	<p>Several of the proposed 'Local Green Spaces' identified under Policy C10 are on land controlled by the Estate. The Estate has reviewed these proposed Local Green Space allocations and provides details comments which are attached to these representations.</p> <p>In summary, the Estate considers that the following proposed Local Green Space allocations are not justified and should not be allocated:</p> <p>6. Orchard Tudeley – unclear how it serves the community; unclear how it has historic value (it's been there for a number of centuries, as have many orchards).</p> <p>8. Tudeley Allotments – currently three individuals have two licences to be on the land. The site serves three people directly (as the licensees) and not a wider community. About 90% of the land serves a licensee resident in Tonbridge, the balance serves a couple resident in Tudeley. It is not considered that there is sufficient evidence to demonstrate that it is in reasonably close proximity to the community it serves. The estate contest that the site is well used. Any facilities on the site are not publicly accessible and only for use by those with access. Not considered to be an important wildlife habitat. As a matter of public policy,</p>	<p>Noted.</p> <p>6. Orchard Tudeley The WG consider that the space is demonstrably special for historic, wildlife, tranquillity and beauty reasons. In these ways, the space serves the community – the site is located within the hamlet. There is no requirement for the space to be publicly accessible but it is viewable from the public footpath and enjoyed in this way. The orchard has</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>the council should consider the value in designating such sites. The setting aside of land for the private cultivation of vegetables, etc is a public good recognised within the NPPF. Private landowners are encouraged to contribute by bringing land forward for third parties to work. The process is costly to manage and returns rarely cover the landowner's costs. The imposition of onerous local designations on such land neither acts as an incentive for further land to come forward nor protects the designated land's current use from change.</p> <p>11. Goldsmid Family Burial Ground, Tudeley - The neighbourhood plan makes no attempt to assess the proximity of the community this site serves. The community the graveyard currently serves are permanently resident. Others who may join the community at some point in the future live approximately 3km away. The design of the cemetery certainly adds to the beauty of the area, as do most listed structures in the parish.</p> <p>No other reason is given as to why this cemetery is demonstrably special or has particular local significance.</p> <p>Other LGS of relevance to the estate and which are supported:</p>	<p>been in this position for some centuries. Orchards are identified specifically within the CNP as a valuable natural asset that is typical of the local area and which should be safeguarded against loss.</p> <p>8. Tudeley Allotments – the WG consider this to be an important asset to those using it for recreational purposes.</p> <p>11. Goldsmid Family Burial Ground, Tudeley – This is considered to be a particularly attractive location in its design and architectural features. The WG are minded to retain the designation.</p>	<p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			5. St Thomas a Becket Churchyard and Glebe - the estate owns the north-east corner of this site.	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
126.	Policy C10 (Local Green Spaces)	16	Support.	Noted.	✓
127.	Policy C10 (Local Green Spaces)	17	<p>The policy denotes the Village Hall and Car Park as built being the limit of development allowed within the Five Oak Green Park and Allotments.</p> <p>Thus, technically obviating any enlargement of the Village Hall and restricting the opportunities to maximise the design to improve community facilities for any future proposal beyond those already provided. Which raises the question if there was an opportunity to rebuild a new Village Hall it would be restricted to the existing footprint, impinge on future funding, and restrict the scope and scale of any proposed future design and space needs</p>	The text for this LGS has been amended to make reference to the fact that the LGS designation is not intended to restrict any expansion – which would not be considered to be inappropriate development. The LGS does not include the hall itself or the car park.	✓
128.	Policy C10 (Local Green Spaces)	19	<ul style="list-style-type: none"> local green spaces should not be developed or even considered for development due to it being a public area for everyone e.g. a park or allotments. personally I think local green spaces should not be developed at all, or even considered for development and have the same restrictions as AONB 	Noted – the policy seeks to safeguard these valued spaces.	✓ ✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
				Spaces designated as LGS are raised to level of Green Belt in terms of development that is permitted.	
129.	Policy C11 (Protection of locally significant views)	7	SC fully supports this policy section.	Noted.	✓
130.	Policy C11 (Protection of locally significant views)	8	There needs to be a clearer explanation as to why the 11 views chosen as part of this Policy are considered worthy of protection. As currently drafted Appendix D does not do this and is lacking in content.	The identified views are the culmination of extensive engagement with the community – workshops, surveys etc. to identify the key views that are considered important locally. Each was visited and justified in discussion with the WG members.	✓
131.	Policy C11 (Protection of locally significant views)	14	The Estate is concerned that this draft policy is likely to be unduly restrictive and could restrict the delivery of a properly designed and planned development at TGV. The Policy would thereby be contrary to emerging policy STR/SS3 in the submission Local Plan. It is important to note that locally significant views will be assessed and protected through the development management process in any event, where proper consideration (and	See Ref 35 (Table 1)	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			weight) will also be given to the strategic allocation.		
132.	Policy C11 (Protection of locally significant views)	16	<p>View 6 identifies and seeks to protect the view of Whetsted Woods. The view looks southeast towards Whetsted Woods from public footpath WT176, which is adjacent to the A228 and entrance to the Site. The view is currently described as Ancient Woodland in the east of the parish adjoining Paddock Wood. The view includes the open field and wooded boundaries.</p> <p>There is no reference to Locally Significant Views within the emerging Local Plan, nor the National Planning Policy Framework (NPPF, 2021). Therefore, this policy is not in conformity with the emerging Local Plan of NPPF and does not meet the Basic Conditions for Neighbourhood Plans are summarised in Section 2 of these representations, despite any potential local support.</p>	<p>Noted.</p> <p>The emerging Local Plan is not adopted policy. The NPPF (and the adopted and emerging Local Plan) recognise the value of local character and views contribute towards this. The local community are entitled to identify what it considers are the most important view points within the parish. The views have been identified as a result of community engagement (surveys, workshops and design code workshops).</p>	✓
133.	Policy C11 (Protection of	19	particularly from all Saints Tudeley church yard.	Noted – these are included.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	locally significant views)		Many of the same arguments apply. You cannot mitigate against major developments and road noise. A beautiful view is destroyed when there are roads through the middle. The valley from Pembury to Capel adjacent to the A228 is a thing of beauty but why designate AONB/green belt if it is just overridden on a council whim.	Noted, but the CNP must confirm to strategic planning policy.	
134.	Policy C12 (Improved community and recreational facilities)	7	SC fully supports this policy section. It is unacceptable that the SLP does not currently include any meaningful community provision for Capel.	Noted.	✓
135.	Policy C12 (Improved community and recreational facilities)	11	We need a new and larger village hall of benefit to the community	Noted – this is supported in the CNP.	✓
136.	Policy C12 (Improved community and recreational facilities)	15	It is considered that A. i., iii. and v. should be removed from the policy. As set out in the NPPF (2021, p.43, para.149 b)) the provision of sports facilities within the Green Belt is an exception to inappropriate development. Green Belt is addressed in Policy C1 and does not need to be repeated here.	The CNP supports efforts to upgrade and or replace the existing Hall which is 50 years old and not suitable for modern needs. The CNP would support requests for s 106 developer contributions to improve and or replace this facility which is	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			With reference to iii., consideration needs to be given to how this will be measured or defined. As set out above, community engagement is advisory and cannot be included in policy requirements (B.).	run by the Capel Community Association and not the Parish Council. The land is leased by the CCA so the assumption would be that a new village would be in the same location adjacent to the car park and Recreation Ground.	
137.	Policy C12 (Improved community and recreational facilities)	16	Support.	Noted.	✓
138.	Policy C12 (Improved community and recreational facilities)	17	Within Section 8 Community Facilities Capel Village Hall and the CCA is specifically referred too indicating its main use, deteriorating condition and lack of facilities. It notes that discussions have been opened with the Parish Council about a replacement and what for that would take including the provision of a new Village Hall in the same location. Also indicating that any new hall would need to provide flexible space to accommodate a range of uses. For instance, the preschool, visiting health clinics as there are no doctors' surgeries or dental practices, provide storage for the users and be able to accommodate drama and sporting groups.	See above (Ref. 135)	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>It then goes on to list requirements that should be used to inform development proposals in addition to and in parallel with engagement with the parish community: Improved community facilities including larger useable indoor spaces e.g., via a modern village hall to serve the whole community in Five Oak Green and the other Capel communities.</p> <p>The CNP does not limit the actual location, indicate timing, capital, or operational funding requirements. Nor does it indicate what happens if no development takes place nor agreements to provide fund or champion such costs would materialise from?</p>		
139.	Policy C12 (Improved community and recreational facilities)	19	the most beautiful part of Capel is to walk along the river and hear the birds all of which will be affected by bright lights of new houses and noise from the Garden Village.	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
140.	Policy C13 (Protection of public houses)	7	SC fully supports this policy section. The provision of a public house in the Five Oak Green catchment area is important for the community.	Noted.	✓
141.	Policy C13 (Protection of public houses)	16	Support.	Noted.	✓
142.	Policy C13 (Protection of public houses)	19	As the only Pub within walking distance of Five Oak Green we would be very pleased to see a plan to provide a safe walking route to the George & Dragon from the village. A Combined traffic calming and footpath scheme from Capel School would have 2 benefits. If you want to protect public houses C13 don't close the Hartlake Road- a proposal that made me apoplectic- as I would have to travel into Tonbridge and out again to go there.	This has been described in the text – and would need to be picked up in partnership with KCC. Noted, although outside the scope of the CNP.	✓ ✓
143.	Policy C14 (Sustainable Travel)	2	Policy C14 is welcomed in its aspirations for, and various means to achieve, sustainable travel.	Noted.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
144.	Policy C14 (Sustainable Travel)	4	<p>Initial feedback on the plan is in relation to the pavement to the school. You mention the parking however the footpath and access to the school on foot is very dangerous/narrow and uneven. I feel this should be highlighted to encourage parents to access the school on foot.</p> <p>Also there being no zebra crossing or safe crossing for school children near the school is frankly dangerous and I feel needs including in the plans.</p>	This has been described in the text – and would need to be picked up in partnership with KCC	✓
145.	Policy C14 (Sustainable Travel)	7	SC suggests that Policy C14(B) is amended to “Development in locations where no connections with existing footways and cycle routes can be provided is considered to have limited sustainability to be avoided”.	Amended.	✓
146.	Policy C14 (Sustainable Travel)	16	Comments related to the site being promoted as being sustainable.	Noted.	✓
147.	Policy C14 (Sustainable Travel)	19	<ul style="list-style-type: none"> a new bridleway, east to west. The supporting map showing the proposed route is of poor resolution when magnified making it difficult to see the precise route. Could a better plan be provided please. 	Noted- ultimately the maps will go online and zooming in will be easier. The map shows an indicative route only – the exact route would need to be discussed with KCC.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<ul style="list-style-type: none"> • I believe CPC put forward ideas about not turning right from Crittenden and Alders road onto the A228. There is merit to such suggestions. It seems odd that there is so little support for weight limits through the village; at least 2 crossings for pedestrians and enforced speed limits. Agree about some additional permissive paths that run parallel or near to roads to make places such as the George and Dragon accessible to pedestrians. Not so sure about allowing horses as they destroy footpaths and make the unusable for many months of the year and then uneven when dry. • There is no mention of Public Transport ? It has become impossible to get to either hospital without going by convoluted routes on multiple buses. 	<p data-bbox="1482 339 1570 365">Noted.</p> <p data-bbox="1482 1018 1917 1090">This is outside the scope of land-use planning.</p>	<p data-bbox="1984 403 2007 419">✓</p> <p data-bbox="1984 1145 2007 1161">✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
148.	Policy C14 (Sustainable Travel)	20	<p>The County Council welcomes the suggestions within the Neighbourhood Plan to enhance the network, and particularly bullet point 4 of paragraph 9.20 that acknowledges upgrading of certain paths to bridleways. Given the terrain within the parish, the County Council considers a number of Public Footpaths could usefully be upgraded in status, so helping to alleviate the safety issues of cyclists and equestrians sharing road space with vehicles.</p> <p>It is recommended that Capel Parish Council identifies paths to upgrade and includes these in the Neighbourhood Plan's list of Non-Policy Actions to evidence demand when Tunbridge Wells Borough Council (TWBC) is preparing its Infrastructure Development Plan or should the County Council be seeking to improve access in the parish.</p> <p>The County Council recommends the list of Non-Policy Actions should be able to be added to by residents and kept under constant review to ensure its relevance. The list of projects could include those big and small - the bridleway projects in Figure 9.1 would be good examples, also a cycling link to the Pembury - Tonbridge cycle path (Appendix E); whereas residents' concerns can sometimes be overcome by laying a few metres of surfacing</p>	<p>Noted.</p> <p>This has been added as an extra line in Table 6.</p>	<p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>or replacing gates or other barriers that prove an inconvenience or even a barrier to public access.</p> <p>In seeking to enhance the network as suggested above, the County Council strongly encourages joint working with the Parish Council to ensure consistency with standards around the county PRoW network and the various applicable statutory procedures.</p> <p>Accordingly, Objective 7 (page 19) and paragraph 9.19 are supported and the incorporation of the principle within Policy C14 is encouraged. Working with neighbouring parish councils may also advantageously improve access within the parish, enabling resources to be pooled to benefit residents of more than one parish - perhaps creation of a bridleway towards East Peckham/ Little Mill could help residents avoid use of the A228.</p> <p>The County Council is encouraged to note the concept of Active Travel, which is a key policy for the County Council and within the emerging Tunbridge Wells Local Plan. The term, however, is not defined within the document, so it is recommended a definition is stated within the Glossary.</p>	<p>A sentence has been added at 12.2 to this effect.</p> <p>Noted and this is welcomed.</p> <p>Noted.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>This will ensure references are consistently interpreted so designers of future developments and the Borough Council give it due weight in preparing and determining future planning applications. The definition used by the County Council within its Active Travel Strategy is encouraged.</p>	<p>Noted and term added to the Glossary.</p>	<p>✓</p>

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
149.	Policy C15 (Mitigating vehicular impacts at highway hotspots)	5	BMPC notes the reference in Policy C15 to the A228/Alders Road/Crittenden Road junction. The majority of Crittenden Road lies within Brenchley and Matfield parish and this is a junction with important implications for residents of Brenchley and Matfield. BMPC would therefore wish to be consulted about any proposals concerning this junction.	Noted and added to the text..	✓
150.	Policy C15 (Mitigating vehicular impacts at highway hotspots)	7	SC supports this policy section but suggests that it includes reference to “any potential new hotspots resulting from major development, for example, any new primary and/or secondary school(s)” .	Noted and added in.	✓
151.	Policy C15 (Mitigating vehicular impacts at highway hotspots)	8	Policy C15 deal with traffic impact. As currently drafted, however, it fails to make sure that any traffic impacts are appropriately mitigated. The policy should require the larger sites to set out the infrastructure improvement measures and sustainable travel interventions that are going to be delivered as part of the associated development. Full details of the improvement schemes and potential trigger points for implementation should be set out clearly in the associated Transport Assessments.	The start of clause A has been amended to ‘Development proposals should ensure that they have no unacceptable direct or cumulative impact on the following junctions’	✓
152.	Policy C15 (Mitigating	16	As currently worded, Policy C15 suggests that mitigation should potentially go beyond the scope of planning obligations by	The WG considers that it is important to ensure that new	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
	vehicular impacts at highway hotspots)		<p>requiring developments to deal with existing problems. Therefore, the policy wording needs to be reviewed to ensure that it is compliant with the planning obligation test above.</p> <p>Concerned that by naming specific junctions, the policy might pre-empt any scoping report as part of a Transport Assessment.</p>	<p>development does not add additional pressure to areas already experiencing challenges. The policy is not requiring developers to solve existing problems, rather it is expecting them to demonstrate how they are not adding to them.</p> <p>The WG disagrees. A value of the NDP is to add local detail to existing policy. The list of hotspots has been developed following community engagement and should not be diluted. The policy will contribute to the delivery of the social and the environmental dimensions of sustainable development.</p>	✓
153.	Policy C15 (Mitigating vehicular impacts at highway hotspots)	19	<ul style="list-style-type: none"> The working party received this useful comment from Historic England, 14.4.2023: "If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership may be a useful resource to you. " I found a link to the "Traffic in Villages" toolkit document here: It is 48 pages. https://www.dorsetaonb.org.uk/wp- 	Added to the list of Non-Policy Actions.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>content/uploads/2020/08/Traffic-in-villages.pdf Looking at page 5, I suggest including that "before and after" picture in the traffic plan, highlighting the benefit of using the toolkit, and a link to the document.</p> <ul style="list-style-type: none"> The road that needs improving is the A228 between Pembury and Paddock Wood. The residential cumulative impact to Tonbridge residents on the road network into Tonbridge along the B2017 would be severe. NPPF111. 	<p>Noted – this is a KCC responsibility.</p>	
154.	Policy C15 (Mitigating vehicular impacts at highway hotspots)	20	<p>Proposed amendment:</p> <p><i>"A. All Transport Assessments (for larger sites) or Transport Statements (for smaller sites) as required by paragraph 113 of the National Planning Policy Framework must address to the satisfaction of the highway authority their direct and cumulative</i></p>	<p>This clause has been amended to take out reference to Transport Statement/Assessment, which is considered process as opposed to policy.</p>	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<i>transport impact. Whilst the scope of each assessment will depend on the specific development proposal, it is requested that developers consider the following areas in their submissions"</i>		
155.	Policy C16 (Electric vehicle charging)	2	Policy C16 is welcomed in its encouragement of public electric vehicle charging points.	Noted.	✓
156.	Policy C16 (Electric vehicle charging)	7	SC fully supports this policy section. Paragraphs 9.26 and 9.27 refer to new development. It might be helpful if the Policy box makes clear what the CNP requires from such development.	To note, new residential development has to provide charging points now so no need to include that in the policy.	✓
157.	Policy C16 (Electric vehicle charging)	16	Planning for the future take-up of EVs is generally supported. However, a requirement for new developments to provide 'off-site' charging points should be reviewed.	The policy strongly supports this, recognising that it cannot be a requirement. Retain text as is. Noting too that it is now unnecessary for planning policy to require the installation of electric vehicle charging infrastructure on individual dwellings, as this is a recently introduced requirement imposed by Part S of the Building Regulations.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
158.	Policy C16 (Electric vehicle charging)	17	Although parking is readily available to access the Hall the introduction of electric charging points may be of added benefit to those utilising the Hall and its surrounding environs.	Noted. This would be a good location and the policy would support this.	✓
159.	Policy C16 (Electric vehicle charging)	19	I don't think we can have electric charging points near the shop as that would add to the chaos. The best way to achieve C16 is to put charging points at the Poacher Pub and the Dove.	Noted.	✓
160.	Implementation and Plan Review	7	SC questions whether under 10.3 the CNP is too assumptive. It is important that the CNP is considered against any new borough local plan in future (see SC response to Policy C1). The dialogue with Hadlow Estate and developers for Tudeley may become redundant and therefore the CNP could state " Maintaining a dialogue with the promoters/developers of any proposed major development in Capel parish ".	Noted – and agreed to take out specific names of landowners and keep broader.	✓
161.	Section 12: Non-Policy Actions	5	Notes the reference, in the supporting text for section 12 NON-POLICY ACTIONS, at <u>paragraph 12.2</u> , to implementing the Capel Highways Improvement Plan and the priorities it identifies. One of the identified priorities in the Highways Improvement Plan is the proposal, at item 11, to implement Left turn only when exiting Alders Road and no right turn into Crittenden Road (staggered crossroad) .	This is an action for Capel Parish Council to discuss with Respondent 5. Text has been added to the CNP to state that the HIP will be updated periodically, and in discussion with parishioners, neighbouring Parish Councils and TWBC.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>While this would probably substantially reduce the traffic using Crittenden Road in Brenchley and Matfield parish, particularly in the am and pm peak periods, it would be likely to increase the already unacceptable levels of rat running on even more unsuitable historic rural AONB lanes in Brenchley and Matfield parish: Kings Toll Road, Bramble Reed Lane and Foxhole Lane.</p> <p>Owing to the frequent congestion at Kippings Cross, it could also lead to substantially longer journeys to and from Tonbridge, Pembury and Tunbridge Wells for some of Brenchley and Matfield's residents. BMPC would therefore strongly object to this proposal in Capel's Highway Improvement Plan.</p>		
162.	Section 12: Non-Policy Actions	7	SC welcomes the identification of these projects and recognises the opportunity to press TWBC to incorporate them in the emerging local plan as much as possible.	Noted.	✓
163.	Section 12: Table 12.4	8	As an extension to the first measure on Table 12.4 (ongoing flooding in the Parish) it would be helpful to make it clear that there should be a regular dialogue with the Strategic Site Master Developers to inform the development of the master flood mitigation strategy. Local landowners are well placed to delivery sound advice on local flooding issues and this dialogue should help to improve flood design efficiency.	Agree and added in.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
164.	Section 12: 12.4, 2 nd row of table	13	Monitoring flood incidents – amend to: Capel Parish Council Flood Working Group to continue to co-ordinate and monitor the work of the responsible agencies, e.g. Southern Water progress with its programme of work to reline the to replace ageing rising main running through Five Oak Green, to maintain Larkfield Pumping Station and attenuation tank under Forge Close; Kent Highways to clear and jet highway drains on a regular basis.	Amended.	✓
165.	Section 12: Table 12.5	8	There is nothing for local children to do when the weather is bad. There should be engagement with local teenager groups to design concepts that will appeal to that age group.	Engagement specifically with children and teenagers has been added to this action point	✓
166.	Section 12, Table 12.5	17	Under Non-Policy Actions (Community Projects) Section 12.5 Community Facilities indicates the CCA & CPC would be delivery partners in addressing the limitations of Capel Village Hall! I suggest we make the following statement there: “Capel Community Association as operators of the Five Oak Green Village Hall would welcome the opportunity to work with the Parish Council and or any potential developer to further the proposals to continue and enhance our facilities. To determine the future of the Village Hall, in meeting local demand, in fulfilment of our stated objectives. Especially in the context of securing planning and funding for a major refurbishment,	This is welcomed and has been added.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			expansion or designated new build of the Five Oak Green Village Hall.”		
167.	Minerals and Waste	20	<p>Minerals and Waste: The County Council, as Minerals and Waste Planning Authority, notes that the area has a number of safeguarded waste management sites that are safeguarded by Policy CSW 16: Safeguarding of Existing Waste Management Facilities of the Kent Minerals and Waste Local Plan 2013-30 (Early Partial Review 2020). The Neighbourhood Plan does not propose development that either threatens the direct loss of these facilities or are within 250m of them, however, the County Council would still recommend that the Neighbourhood Plan makes reference to the fact that these facilities are safeguarded to fully inform what policy based constraints exist within the area.</p> <p>There are three types of safeguarded land-won minerals within the area of the Neighbourhood Plan, as shown below on an extract from the Mineral Safeguarding Area (MSA) map for the TWBC area: maps provided.</p> <p>Though the Neighbourhood Plan does acknowledge the Kent Minerals and Waste Local Plan 2013-30 (Early Partial Review 2020), it does not define any of the MSAs with the widespread mineral safeguarded deposits that are present in the Neighbourhood Plan area. However, the Neighbourhood Plan is</p>	Noted – will add into the policy context section.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			not proposing development in addition to those allocations within the emerging TWBC Local Plan. Therefore, although land-won mineral safeguarding considerations are not directly relevant, the Neighbourhood Plan could reference the relevant MSAs of the area and draw attention to this potential constraint if development is proposed beyond the allocations within the emerging TWBC Local Plan.		
168.	Non policy actions	19	<p>A more modern and versatile village hall with an energy saving design would be a great asset to the community.</p> <p>Agree with non-policy actions</p> <p>All for wildflower and no mow areas in the Recreation Ground, especially the L shape far corner which could be mown round the edge only. Village hall replacement needed for whole village morale. School parking is a hazard.</p> <p>As an extension to the first measure on Table 12.4 (ongoing flooding in the Parish) it would be helpful to make it clear that there should be a regular dialogue with the Strategic Site Master Developers to inform the development of the master flood mitigation strategy. Local landowners are well placed to delivery sound advice on local flooding issues and this dialogue should help to improve flood design efficiency. The community facilities section need to recognise that there is nothing for local children to do when the weather is bad. There should be</p>	These comments are gratefully received and will be considered by the Parish Council.	✓

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>engagement with local teenager groups to design concepts that will appeal to that age group.</p> <p>Capel Community Association as operators of the Capel Village Hall (Five Oak Green) would welcome the opportunity to work with the Parish Council and or any potential developer to further the proposals to continue and enhance our facilities. To determine the future of the Village Hall, in meeting local demand, in fulfilment of our stated objectives. Especially in the context of securing planning and funding for a major refurbishment, expansion or designated new build of the Capel Village Hall.</p> <p>From travelling around TWB I have noticed that Five Oak Green is one of the few villages not to have a 20mph speed limit, not even at school times. Even Hurst Green on the A21 has a 20mph at school times</p> <p>I agree with all of the potential measures listed, except the centrepiece for the village green. The green is too small for anything else on it and should be left as it is. I am particularly concerned about the public toilets - refurbishment of these is very important. Obtaining a flush mechanism that works would be a good start.</p> <p>I agree with any additional measures to slow the traffic down throughout the Parish and allow the residents to walk safely along our lanes. Please consider making Amhurst Bank Lane a</p>		

Ref.	Page/ Para	Respondent	Summary of comment	Response from Working Group	✓
			<p>"quiet lane". This single track lane is used by walkers, horse riders etc embracing the chance to enjoy the natural surroundings. It would make a very good addition to the Parish's "inclusive mobility" charter</p> <p>I agree with the Non-Policy actions.</p> <p>I would support any improvements that could be made.</p> <p>If TWBC where not so determined to build along the ridge from Tudeley to Paddock Wood flooding would not be the major problem it will become and the biggest asset of global significance TWBC wish to surround with nearly 3000 homes. i.e. Tudeley church.</p> <p>Regarding section 12 suggested actions: I support providing Skate/BMX track(s) in the area.</p> <p>Speed through village past school should be 20. As A21 is busier than Five Oak Green Road and that is reduced to 30 at Hurst Green which is then reduced to a 20 during school run</p> <p>There has already been far too much development in this area, not everyone can live in Kent, we don't want our countryside concreted over, there have already been warnings of severe water shortage in the near future and this should seriously be taken into consideration.</p>		

