

# ROLVENDEN PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN PUBLIC CONSULTATION QUESTIONNAIRE 2017

Please take a Questionnaire and review each of the Neighbourhood Plan display areas.

- Welcome & Vision
- Environment
- Housing
- Local Economy
- Leisure & Wellbeing
- Local Infrastructure

Put a mark in the square which best indicates the degree to which you agree or otherwise with each of the Policies or Statements, as below:

	Strongly Agree
X	Agree
	Neither Agree / Disagree
	Disagree
	Strongly Disagree

If you need more space for your comments, please do use the reverse side of the paper. Please put your completed questionnaire in the collection box before you leave.

For those of you unable to get to one of the Exhibitions, the Neighbourhood Plan can be seen and the Questionnaire answered on the web at:

<http://www.rolvendenparishcouncil.org.uk/community/rolvenden-parish-council-10423/neighbourhood-development/>

Completed Questionnaires can also be returned by email to [councillordenisecurtain@rolvendenparishcouncil.org.uk](mailto:councillordenisecurtain@rolvendenparishcouncil.org.uk) or printed out and dropped in the collection box at Linklaters.

**Please ensure all Questionnaires are returned by 5.0pm 29<sup>th</sup> January at the latest.**

And about you...	
<b>Name:</b> <input style="width: 90%;" type="text"/> <b>Post Code:</b> <input style="width: 90%;" type="text"/> <b>Email:</b> <input style="width: 90%;" type="text"/>	<p style="text-align: center;"><b>I'm a parish...</b> <i>(Please tick all that apply)</i></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <input type="radio"/> Resident <small>Resident: if you live within the Rolvenden parish boundary</small> </div> <div style="text-align: center;"> <input type="radio"/> Service Provider <small>Service Provider: if you own / operate a service within the parish.</small> </div> <div style="text-align: center;"> <input type="radio"/> Service User <small>Service User: if you use any facilities within the parish (schools, shops, etc)</small> </div> </div>
<p style="text-align: center;"><b>Gender:</b></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <input type="radio"/> Male         </div> <div style="text-align: center;"> <input type="radio"/> Female         </div> <div style="text-align: center;"> <input type="radio"/> Rather Not Say         </div> </div>	<p style="text-align: center;"><b>Age Group:</b></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <input type="radio"/> 1-15         </div> <div style="text-align: center;"> <input type="radio"/> 16-30         </div> <div style="text-align: center;"> <input type="radio"/> 31-45         </div> <div style="text-align: center;"> <input type="radio"/> 46-60         </div> <div style="text-align: center;"> <input type="radio"/> 61-75         </div> <div style="text-align: center;"> <input type="radio"/> 76+         </div> </div>

*Thank you*

VISION		Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree
1.0	Our vision is for Rolvenden Parish to continue to thrive by meeting identified local housing needs, sustaining the local economy and enhancing the strong social fabric, whilst preserving the distinctive heritage and village character.					
1.1	<i>What do you think of this vision?</i>					
1.2	<i>If you disagree with the vision in any way, please let us know how you think it should be changed.</i>					
ENVIRONMENT						
2.0	<b>Village Envelopes</b> The basis for well-planned development within the parish is the designation of village envelopes for Rolvenden and for Rolvenden Layne. [Maps 3 & 4]. These boundaries distinguish between the built up areas where development is more acceptable, subject to certain constraints, and the countryside where development is more restricted.					
2.1	<i>What are your views about the suggested boundary for Rolvenden?</i>					
2.2	<i>What are your views about the suggested boundary for Rolvenden Layne?</i>					
2.3	<i>Please add any comments.</i>					
3.0	Outside these two envelopes only limited development will be allowed in the countryside for business or tourist uses, enabling the expansion of existing business premises and, if justified by local need, an 'exception site' for local housing adjoining the village envelope.					
3.1	<i>What do you think of this suggested approach for Rolvenden?</i>					
3.2	<i>What do you think of this suggested approach for Rolvenden Layne?</i>					
3.3	<i>Please add any comments.</i>					

ENVIRONMENT						
		Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree
4.0	<p><b>Distinctive Character Areas and Approaches</b></p> <p>It is important that any new development responds to the heritage and distinctive characteristics of an individual area of Rolvenden and Rolvenden Layne in which it is located - by way of height, form, layout, orientation, materials, windows and boundary treatment.</p> <p>The plan has assessed all of these factors within the village envelopes and identified 8 individual character areas within Rolvenden and 3 within Rolvenden Layne. [see Appendix 1]</p>					
4.1	<i>What is your view about the definition of the character areas?</i>					
4.2	<i>If you have comments about the definition of any of the character areas or the key characteristics identified, please make it clear which area your comments are about.</i>					
5.0	<p><i>The Policy below is intended to apply to all development in the village envelopes and the countryside.</i></p> <p><b>Policy RNP1 - Design of New Development and Conservation</b></p> <p>New development in accordance with the Neighbourhood Plan will be permitted where it:</p> <ul style="list-style-type: none"> <li>a) Is designed to a high quality which responds to the heritage and</li> <li>b) distinctive characteristics of the individual area of Rolvenden and Rolvenden Layne in which it is located, as defined in Appendix 1 by way of: <ul style="list-style-type: none"> <li>i) height, form, layout, orientation, materials, fenestration and boundary treatment;</li> <li>ii) the scale, design and materials of the public realm (highways, footways, open space and landscape);</li> </ul> </li> <li>c) Protects and enhances heritage assets and their setting (including buildings of Note as set out in Appendix 1) and, where appropriate, contributes to enhancement measures as set out in Appendix 1;</li> <li>d) Protects and sensitively incorporates landscape features such as trees, hedges and ponds within the site; and</li> <li>e) Is well integrated into the landscape.</li> </ul>					
5.1	<i>What is your view about this policy?</i>					
5.2	<i>Do you have any comments?</i>					

# ENVIRONMENT

Strongly Agree

Agree

Neither Agree / Disagree

Disagree

Strongly Disagree

6.0 *The Neighbourhood Plan defines Areas of Important Open Space within Rolvenden and Rolvenden Layne for the first time and seeks to protect them from development.*

**Policy RNP2 – Protection of Important Open Space within the Village Envelopes**

Proposals for development which would result in the loss of all or part of an Area of Important Open Space within the village envelopes, as defined on Maps 7 and 8, will not be permitted.

6.1 *What is your view about this policy?*

6.2 *Do you have any comments?*

7.0 *The policy below applies to all areas of countryside outside the village envelopes.*

**Policy RNP3 - Protect and Enhance the Countryside**

Outside of the village envelopes of Rolvenden and Rolvenden Layne, as defined in Maps 3 and 4, priority will be given to protecting and enhancing the countryside from inappropriate development.

A proposal for development will only be permitted where:

- a) It would conserve and enhance the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and the tranquillity of the countryside and would have regard to the High Weald AONB Management Plan.
- b) It would not have an adverse impact on the landscape setting of Rolvenden and Rolvenden Layne including the designated Conservation Areas;
- c) It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, in particular those defined on Maps 11 and 12, and
- d) It would protect and, where possible, enhance the following features:
  - i) ancient woodland;
  - ii) rural lanes which have an historic, landscape or nature conservation importance.

7.1 *What is your view about this policy?*

7.2 *Do you have any comments?*

# HOUSING

		Strongly Disagree				
		Disagree				
		Neither Agree / Disagree				
		Agree				
		Strongly Agree				
8.0	<p><i>The Rolvenden Housing Needs Survey in 2015 showed both market and affordable housing need over the next 10 – 15 years over and above that currently being built at Halden Field.</i></p> <p><i>The Parish Council asked all local land owners if they were interested in developing some of their land for housing. All 11 sites submitted were assessed on the basis of sustainability and the Parish Council has selected 3 sites [Maps 13, 14 &amp; 15] for potential development, suitable for young and down-sizing households, subject to the following development guidance:</i></p> <p><b>Policy RNP4 a) Cornex Garage Site, High Street, Rolvenden:</b> Site Area: 0.2ha. Approximate capacity: 10 dwellings</p> <p><b>Development Guidance:</b> There is a significant opportunity to enhance the appearance of this site. New development should respond to the heritage assets and the distinctive characteristics of the High Street Character Area as set out in Appendix 1. Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weatherboarding). Frontage development should enclose the street and follow the regular building line set on, or close to, the back edge of pavement. Access from the High Street to the rear of the site should allow for further small dwellings and well screened parking.</p>					
8.1	<i>What is your view about this policy regarding the Cornex site? [Map 13]</i>					
8.2	<i>Do you have any comments?</i>					
9.0	<p><b>Policy RNP4 b) Land to rear of Redwood, Tenterden Road, Rolvenden</b> Site Area: 0.48ha. Approximate capacity: 10 dwellings</p> <p><b>Development Guidance:</b> New development should respond to the distinctive characteristics of the Gatefield Character Area as set out in Appendix 1. Development should comprise small scale dwellings of generally two storeys in height. The existing natural features including the mature treed boundaries to the west and south should be protected and enhanced. A new landscape buffer of appropriate native species should be planted to form a strong natural eastern boundary to the site.</p>					
9.1	<i>What is your view about this policy regarding the Redwood site? [Map 14]</i>					
9.2	<i>Do you have any comments?</i>					

# HOUSING

		Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree
10.0	<p><b>Policy RNP4 c) Kingsgate Corner, Maytham Road / Frensham Road, Rolvenden Layne</b> Site Area: 0.26ha. Approximate capacity: 4 dwellings</p> <p><b>Development Guidance:</b> New development should respond to the heritage assets and the distinctive characteristics of the Four Wents Character Area as set out in Appendix 1. Limited, small scale development would need to respond well to the context of the Rolvenden Layne Conservation Area and the adjoining listed buildings Dwellings using traditional materials (such as brick and tile hanging) should face, but be set well back from, the road. The dwellings could be arranged in a layout which replicated Oakfield Cottages, or as detached/ semi-detached properties. The treed and hedged site boundaries should be retained. Open space should be retained on the site frontage to protect the open character at this entrance to the village. A single vehicular access should be taken from Frensham Road to allow maximum visibility to the west.</p>					
10.1	<i>What is your view about this policy regarding the land at Kingsgate Corner? [Map15]</i>					
10.2	<i>Do you have any comments?</i>					
11.0	The Parish Council has also agreed to consult on the 8 sites not selected for housing development, as well as the larger site adjoining Redwood. [see Folder showing maps of each site and the assessment details]. Do you agree or disagree that the following sites should <b>NOT</b> be allocated for housing?					
11.1	R1 Land opposite West Lodge, west side Hastings Rd					
11.2	R2 Inkerman Field, south of Benenden Rd					
11.3	R4 Larger site adjoining Redwood, south of Tenterden Rd					
11.4	R5 Windmill Meadow, north of Benenden Rd					
11.5	R6 Sparkeswood Park, east of Sparkeswood Estate					
11.6	R7 Dallens, Frogs Lane, Rolvenden Layne					
11.7	R8 Land North of Frogs Lane, Rolvenden Layne					
11.8	R10 South Field, Thornden Lane, Rolvenden Layne					
11.9	R11 Thornden Field (north), Thornden Lane, Rolvenden Layne					
11.10	<i>Do you have any comments on any of these sites?</i>					

HOUSING		Strongly Disagree	Disagree	Neither Agree / Disagree	Agree	Strongly Agree
12.0	<p><i>The majority of new homes being built at Halden Field have 3 bedrooms or more. The Rolvenden Housing Needs Survey in 2015 showed that approximately 70% of market and affordable housing need over the next 10 – 15 years is for a 1 – 2 bedroom home and the Neighbourhood Plan seeks to encourage smaller homes.</i></p> <p><b>Policy RNP5 – Dwelling Size</b> Proposals for 1 or 2 bedroom dwellings will be encouraged on minor residential development or infill sites within the village envelopes of Rolvenden and Rolvenden Layne where they would fit well with the character of the area. Proposals for residential development on the Housing Site Options identified in Policy RNP4 will be permitted if they incorporate a majority of 1 or 2 bedroom dwellings.</p>					
12.1	What is your view about this policy?					
12.2	Any comments?					
LOCAL ECONOMY						
13.0	<p><i>The Neighbourhood Plan emphasises the importance of the village shops and public houses as key facilities which provide an economic and social focus for the villages.</i></p> <p><b>Policy RNP6 – Village Shops and Public Houses</b></p> <p>a) The loss of existing village shops (Use Class A1) and public houses (Use Class A4) will be resisted unless sufficient evidence is provided to the Council to demonstrate that the operation of the shop or public house is no longer financially viable and where there are no other realistic proposals for retail or public house uses on the site.</p> <p>b) Extensions to existing shops and public houses will be permitted.</p> <p>c) Proposals for the change of use of premises to shop (A1) or restaurant/ café (A3) will be permitted within Rolvenden High Street and Regent Street, Rolvenden.</p>					
13.1	What is your view about this policy?					
13.2	Comments					

# LOCAL ECONOMY

Strongly Agree

Agree

Neither Agree / Disagree

Disagree

Strongly Disagree

14.0 *The Neighbourhood Plan is keen that the area does not just become a dormitory for other areas and that business should be retained and encouraged.*

**Policy RNP7 – Retention, intensification and regeneration of existing business sites**

The following existing business sites, as identified on Map 18, will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Neighbourhood Plan period:

- |                              |                    |
|------------------------------|--------------------|
| Copfield Farm                | Cherry Garden Farm |
| Halden Lane Farm             | Halden Place       |
| Korkers Factory, High Street | Maytham Farm       |
| Rawlinson Farm               | Windmill Farm      |

Regeneration and intensification will be permitted at these sites for business uses provided:

- a) the amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected;
- b) the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated; and
- c) sufficient on-site parking would be provided for staff and delivery vehicles

14.1 What is your view about this policy?

14.2 Comments

15.0 *Rural business and tourism are encouraged in the Neighbourhood Plan through the re-use of existing rural buildings.*

**Policy RNP8 - Conversion of rural buildings to business use; tourist accommodation or tourist attraction**

Proposals to convert rural buildings to business use at Copfield Farm will be permitted.

Proposals to convert rural buildings to business use and tourist accommodation or attractions will be permitted provided:

- a) the building does not require complete or substantial reconstruction;
- b) the building is of a permanent and substantial construction;
- c) the amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected;
- d) the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated; and
- e) sufficient on-site parking would be provided for staff and delivery vehicles

15.1 What is your view about this policy?

15.2 Comments

# LEISURE & WELLBEING

Strongly Agree

Agree

Neither Agree / Disagree

Disagree

Strongly Disagree

16.0 *The Parish supports two recreation grounds and allotments.*

**Policy RNP9 - Open Space**

Open space, as defined on Map 19, will be retained and, where appropriate, enhanced. Development may exceptionally be allowed where replacement provision is made of at least equivalent value to the local community in terms of quantity, quality and location.

Existing public rights of way will be protected and enhanced.

16.1 What is your view about this policy?

16.2 Comments

17.0 *Community buildings in Rolvenden include the modern village hall; the church; the primary school; the pavilion and the village club and wherever possible the Neighbourhood Plan seeks to retain these for the wide range of groups needing places to meet.*

**Policy RNP10 - Retention of Community Buildings**

The loss of existing community buildings, as defined on Map 20, will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable alternative provision is made elsewhere.

17.1 What is your view about this policy?

17.2 Comments

18.0 **Policy RNP11 - Multi-Sports Community Owned Pavilion**  
A Multi-Sports Community-Owned Pavilion with an area for outdoor adult gym equipment and associated parking is proposed within the sports and recreation grounds at Regent Street, Rolvenden as defined on Map 19. Development should not adversely affect existing sports pitches or tennis courts and should protect the open character and views noted in the Regent Street Character Area, (as defined in Appendix 1)

18.1 What is your view about this policy?

18.2 Comments

# LOCAL INFRASTRUCTURE

Strongly Agree

Agree

Neither Agree / Disagree

Disagree

Strongly Disagree

19.0 *Rolvenden High Street and the Sparkeswood Avenue and Gatefield estates can become congested with parking which the Neighbourhood Plan considers should not be allowed to become worse over time.*

**Policy RNP12- Off Street Parking**

Within areas identified as having insufficient on-street parking facilities, as defined on Map 2, proposals for new development should:  
 a) provide at least the Kent County Council minimum parking requirement,  
 b) not result in the loss of residential garages or parking spaces; and  
 c) not result in the loss of on-road public parking space through the need for a cross over and/or visibility splay.

19.1 What is your view about this policy?

19.2 Comments

20.0 *The Thursday morning village markets, church functions and other social activities in the Village Hall generate a demand for parking greater than the spaces available so the Neighbourhood Plan allocates a small area for additional car parking.*

**Policy RNP13 - Extension to Village Hall Car Park**

Land adjoining the Village Hall to the east of Sparkeswood Avenue, as defined in Map 21, is allocated for an extension to village hall car park

20.1 What is your view about this policy?

20.2 Comments

21.0 *The Neighbourhood Plan has identified infrastructure requirements needed to support new development and developer contributions will be sought towards sustainable transport measures from new development; a Multi-Sports Community Owned Pavilion; an extension to the Village Hall Car Park and Conservation Area environmental enhancement measures.*

**Policy RNP14 - Securing Infrastructure**

Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, and the infrastructure identified in the Neighbourhood Plan through developer contributions, in a timely manner subject to an appropriate assessment of viability.

21.1 What is your view about this policy?

21.2 Comments

THANK YOU!