

Appendix A

Rolvenden Parish Council Neighbourhood Development Plan

Regulation 14 Public Consultation

Questionnaire Analysis

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1.0 Methodology

Questionnaires were available in paper form, both at the travelling Exhibition and from various locations around the parish. They were also available on the Parish website either to print off, or to complete on line using Smart Survey.

The first page of the Questionnaire asked respondents for details of their name, age, gender and parish status (as one or more of resident, service user, or service provider). The results are shown in 3.0 below.

The remainder of the Questionnaire asked for views on each of the draft Statements or Policies. Using check boxes, respondents were asked to indicate if they strongly agreed, agreed, neither agreed nor disagreed, disagreed, or strongly disagreed. The scores for each statement/policy (including 'no views') were logged and totalled [see Appendix A].

Comments were also invited on each of the statements/policies. These comments are recorded *as written* and listed in the analysis under the appropriate section, together with a pie chart showing the extent of agreement or otherwise.

Completed Questionnaires could be returned using collection boxes at the exhibition, the local pub, the Primary School, Linklaters, the Village Hall or the Church, or to individual Steering Committee members.

All returned Questionnaires were assigned a number in the order in which they were received and names of respondents noted against each Questionnaire number. On-line Questionnaires were assigned a number beginning with a zero in order to better identify them. [Appendix B]

Comments from Statutory Consultees and Public Bodies (none of whom completed Questionnaires) are included in each section where appropriate or, more generally, in the 'Other Comments' section.

2.0 Overview of Results

A total of 215 Questionnaires were returned, 186 paper and 29 on-line. The majority of these were from individuals, but some were jointly from couples. By far the greatest number of returns was from 61-75year olds [46%], the next largest group being between 46 and 60 years [23%]. Despite extensive publicity by the Primary School (where the exhibition ran for 2 weeks) only 13% of respondents were from the 31-40 age bracket, and there were no returns from the 15 years or under age group.

All policies and statements received overwhelming positive support on either a 'strongly agree', or 'agree' basis. However, from comments received, it was clear that the most controversial policy was **RNP4 a)** relating to the potential use of the Cornex Garage site for housing. Over 70 comments were received - virtually all saying that the garage should be preserved.

Section 11.00, relating to 8 sites which the parish was **not** recommending for allocation for housing, caused some confusion, being couched in the form of a negative question. In a number of instances respondents' comments were totally at odds with their agreement or disagreement to the proposals. In such instances they were contacted and asked if their expressed view was what they had intended. In all cases they asked that their views be amended.

The Parish Council's response to comments is recorded in the right- hand column of the tables below. Reference is made in these responses to the Regulation 14 Neighbourhood Plan policy numbers. Proposed amendments to the Neighbourhood Plan are shown in bold text incorporating the amended Regulation 15 Neighbourhood Plan policy number.

3.0 Age, Gender and Status of Respondents

About You	<i>Paper Return</i>	<i>On-Line Return</i>	<i>Totals</i>
Male	83	12	95
Female	104	8	112
Rather not say	0	1	1
No Answer	1	8	9
Total			*217
Resident	178	19	197
Service provider	13	2	15
Service User	29	4	33
No Answer	1	9	10

Age	<i>Paper Return</i>	<i>On-Line Return</i>	<i>Totals</i>
0-15	0	0	0
16-30	5	0	5
31-45	24	3	27
46-60	41	10	51
61-75	92	8	100
76+	26	0	26
No Answer	2	8	10

*the figure is larger than total number of returns due to some joint respondents ticking different age groups

Chart 1: Gender

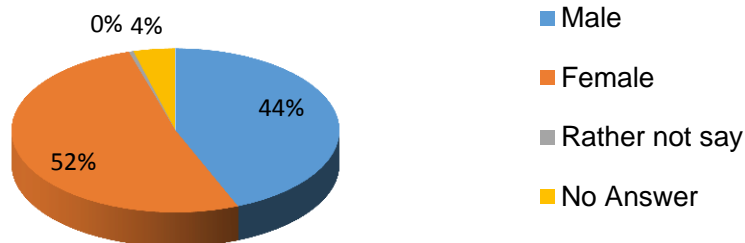


Chart 2: Residential Status

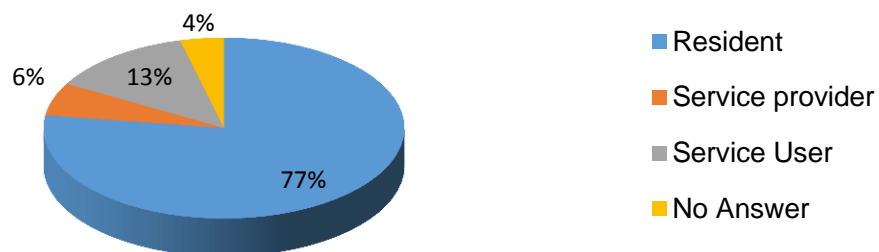
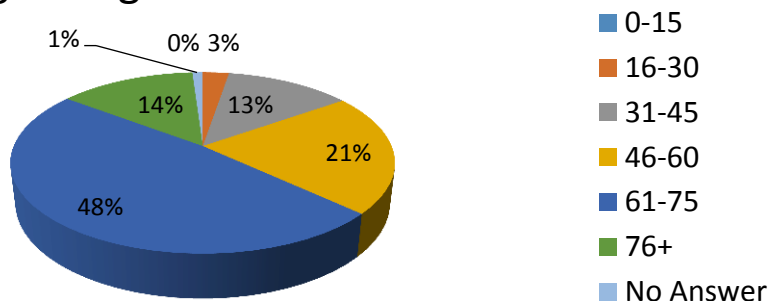
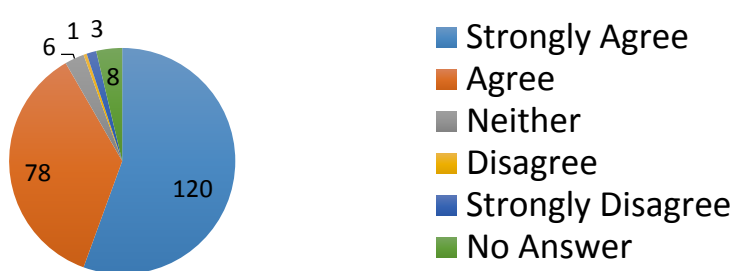


Chart 3: Age Range



4.0 Questionnaire Results and Comments

Vision		Q. No.	Response (bold indicates recommended amendments to text)														
1.0	<p>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, village character.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">Vision Statement</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>120</td> </tr> <tr> <td>Agree</td> <td>78</td> </tr> <tr> <td>Neither</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly Disagree</td> <td>3</td> </tr> <tr> <td>No Answer</td> <td>8</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	120	Agree	78	Neither	6	Disagree	1	Strongly Disagree	3	No Answer	8		
Response	Count																
Strongly Agree	120																
Agree	78																
Neither	6																
Disagree	1																
Strongly Disagree	3																
No Answer	8																
	Keep to it.	37	Noted														
	Ok – if the access structure is properly sorted and not left to developers. By not building direct onto the A28 which through Rolvenden is very restricted due to parking. The entry/exit at Halden Lane with the new build will be dangerous and should have had dual access at the existing gateway, and if Redwood were also to access via the A28 opposite Halden Lane result = disaster.	44	See detailed comments on housing sites														
	Good but village identification must be kept	46	Preserving distinctive village character is part of Vision														
	We must not overload this village with houses and pretend chimney's on them.	105	Noted														
	What does 'meeting identified local housing needs' mean. How does this support the 18-30 year olds employed in the area	112	The Housing Needs Survey identifies local housing need which highlighted the importance of housing for the younger age group. All new housing allocations and Policy RNP5 – Dwelling Size seek smaller dwellings to help meet the need for this age group.														
	The identified local housing needs are being used for private development and is for maximum profit and not for social or affordable homes within the village	124	See Neighbourhood Plan section: Affordable Housing														
	As a new resident in what was once a lovely sheep grazing field until the 1980's, I feel I cannot morally comment on further loss of green space, but make my views from not 12 onwards	133	Noted														
	<i>[...local housing needs]</i> *Low cost housing (affordable to expensive for young families <i>[...sustaining the local economy...]</i> ** Ensure current employment	149	Noted														

	opportunities and hopefully create additional		
	Concerned about parking in the streets which can only get worse with added housing & accidents will happen	150	Noted. See Transport and parking sections of the Neighbourhood Plan.
	But even better if : to include new school site and traffic calming measures for Rolvenden	155	The Education Authority (Kent County Council) has indicated no requirement for a new primary school site during the plan period. Traffic calming is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	Allow only small housing developments (max: 12 properties) not using English Rural Housing Association	163	The Neighbourhood Plan promotes generally small-scale sites.
	Rolvenden is not large enough to apply increased number of houses. You would lose the distinctive heritage and village character.	09	The Neighbourhood Plan promotes a limited number of generally small-scale sites.
	I oppose any further development in our village. If there are any local housing needs, the two recent developments in the village should have addressed these.	022	It is not possible for a Neighbourhood Plan to put an embargo on all future development in the village up to 2030 as this would not comply with Government or Borough planning policies.
	I do not agree with the above vision regarding local housing needs, I don't believe there are any.	023	The Housing Needs Survey of Parish residents identifies local housing need.
	More local housing? Why? No further development of our small village is necessary. Two sites have/are being built in the parish, why do we need more? The majority of "incomers" like me, chose Rolvenden for its rural location, size and tranquility. We are not going to stand by and watch it being destroyed by Ashford Borough Council who are responsible for destroying the town of Tenterden. I question the popular obsession with local housing needs. My children, like me at their age, don't expect to have housing available locally. Why, if affordable housing is such a catastrophic problem, does the football field site have a mixture of housing and not just affordable homes?? A wasted opportunity, surely!	024	The Housing Needs Survey of Parish residents identifies local housing need. It is not possible for a Neighbourhood Plan to put an embargo on all future development in the village up to 2030 as this would not comply with Government or Borough planning

			policies.
	A great emphasis on the environment should be made. Specifically road noise and over development potential damage to the setting of listed buildings	025	The Vision already seeks to preserve the distinctive heritage and village character together with the natural beauty of the surrounding landscape.
Environment		Response (bold indicates recommended amendments to text)	
2.0	Village Envelopes 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.		
	'Envelopes' What idiot thought this should substitute proposal. Fine provided developer are not allowed to interfere in choosing easy sites to develop for profit	44	The Neighbourhood Plan seeks to influence the scale and location of development based on robust evidence. The terms 'village envelope' and 'built up area' are to be simplified to a single term 'built-up confines' to better align with the emerging Local Plan. Delete the terms 'village envelope' and 'built up area' and replace with 'built-up confines'. Amend Evidence base accordingly. The Ashford Borough Local Plan referred to in the Neighbourhood Plan enables local needs housing outside the built up confines. The newly adopted Borough Local Plan Policy HOU5 sets out the potential for new residential

			<p>development at the edge of Rolvenden provided certain criteria are met. In considering development on the periphery of villages neighbourhood plans have the role of setting detailed boundaries and defining the policy terminology in a local context. As Rolvenden is surrounded by countryside which is designated as part of the High Weald Area of Outstanding Natural Beauty and is included within the designated Rolvenden Conservation Area, great weight should be given to conserving and enhancing the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and preserving and enhancing the landscape character of the designated Rolvenden Conservation Area and its setting.</p> <p>Introduce new policy to ensure general conformity with Policy HOU5: Policy RNP4 – Residential development on the periphery of Rolvenden Built-Up Confines.</p>
	There must be limited additional housing. The infrastructure will not support a large number of additional residents	46	The Neighbourhood Plan promotes a limited number of generally small scale sites.
	Preserve our countryside.	79	The Neighbourhood Plan promotes a

			limited number of generally small scale sites.
	Essential to have boundaries	112	Noted
	I strongly argue with your designated envelopes – it is obvious in other villages that development is badly planned and that rural England is at risk of losing out to un-caring planners –ruining our tourist industry. Friends once said to me that they considered England to be in the top division for beautiful countryside and villages	117	The Neighbourhood Plan seeks to influence the scale and location of development based on robust evidence.
	When the existing boundary is full up some one will draw up a bigger one	124	The Neighbourhood Plan period is to 2030.
	Preserve green space where possible	142	Noted
	Due to recent bereavement I failed to look at the maps and do not use a computer	179	Noted
	Environmental parking in built up areas High St- Sparkeswood Ave. would help if the slant parking scheme was adopted	185	Noted by the Parish Council for consideration but as this is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	Both village envelopes omit obvious areas of housing and development for no apparent reason In the village why is The Parsonage and Water tower omitted and Sparkeswood House area, when similar less dense areas on A28 Tenterden Road are included. In R Layne, why is Maytham Road, beyond the playing field omitted?	014	The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018. The boundary is drawn where a change of character occurs between more grouped development to more sporadic, loose-knit development. Amend text as follows to explain the consistency of approach and change in terminology from ‘Village Envelope’ to ‘Built-Up Confines’: Built-up confines are defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines , 2018- see Maps 3 and

			4 below)
	Why do the suggested boundaries not extend to include the whole of each village? In the Layne, a significant part of the village is excluded and therefore, vulnerable to further development. I understand two sites have already been suggested for development in Thornden Lane. The residents have successfully fought against development on one of these sites and are prepared to fight again.	022	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018. Sites outside the built-up confines are considered to be countryside.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from ‘Village Envelope’ to ‘Built-Up Confines’:</p> <p>The built-up confines are defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below</p>
	The suggested boundaries do not include the whole of each village.	023	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from ‘Village Envelope’ to ‘Built-Up Confines’:</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-</p>

			Up Confines, 2018 - see Maps 3 and 4 below.														
	The boundary does not contain the whole village.	024	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>The built-up confines are defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below</p>														
	We must at all costs resist the urbanisation of our villages.	025	The plan aims to preserve the distinctive heritage and village character.														
2.1	<p>What are your views about the suggested boundary for Rolvenden?</p> <div data-bbox="210 1429 1050 1899" data-label="Figure"> <table border="1"> <caption>Envelope Boundary: Rolvenden</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>61</td> </tr> <tr> <td>Agree</td> <td>106</td> </tr> <tr> <td>Neither</td> <td>24</td> </tr> <tr> <td>Disagree</td> <td>4</td> </tr> <tr> <td>Strongly Disagree</td> <td>8</td> </tr> <tr> <td>No Answer</td> <td>6</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	61	Agree	106	Neither	24	Disagree	4	Strongly Disagree	8	No Answer	6		
Response	Count																
Strongly Agree	61																
Agree	106																
Neither	24																
Disagree	4																
Strongly Disagree	8																
No Answer	6																
	Rolvenden: Why not include Sparkwood House, Parsonage and Water Tower?	3	The boundaries have been drawn using a consistent														

			<p>methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018. The boundary is drawn where a change of character occurs between more grouped development to more sporadic, loose-knit development.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>
	Not too many more houses. Rolvenden needs to keep its village character/identity.	35	The plan aims to preserve the distinctive heritage and village character and anticipates limited additional houses.
	Disagree with Redwood site inclusion in envelope	129	See comments on housing allocations.
	Live outside any envelope on Rolvenden Hill.	015	Noted

2.2	<p>What are your views about the suggested boundary for Rolvenden Layne?</p> <div data-bbox="209 192 1040 656" style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">Envelope Boundary: Rolvenden Layne</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>60</td> </tr> <tr> <td>Agree</td> <td>98</td> </tr> <tr> <td>Neither</td> <td>31</td> </tr> <tr> <td>Disagree</td> <td>5</td> </tr> <tr> <td>Strongly Disagree</td> <td>3</td> </tr> <tr> <td>No Answer</td> <td>14</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	60	Agree	98	Neither	31	Disagree	5	Strongly Disagree	3	No Answer	14	
Response	Percentage															
Strongly Agree	60															
Agree	98															
Neither	31															
Disagree	5															
Strongly Disagree	3															
No Answer	14															
	<p>Rolvenden Layne: Maytham Road houses, Mounts Lane excluded. Why?</p>	<p>3</p> <p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from ‘Village Envelope’ to ‘Built-Up Confines’:</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below</p>														

	<p>Looking at the Layne map, there are clear areas not considered that logically would make sense for housing, such as the field around Upper Winsor Cottage. (Next to Frensham Manor).</p>	25	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>
	<p>I feel that it will be very difficult to maintain the character of Rolvenden Layne as it is going to be under pressure with all the plots that can be utilised for building</p>	113	<p>There are specific design policies which seek to retain the character of each of the villages' distinct character areas.</p>
	<p>Rolvenden Layne is at present a very rural are & as such an asset to the village, so I feel development there should be very restricted & aesthetically well chosen</p>	119	<p>The Neighbourhood Plan allocates a single small site in Rolvenden Layne. There are specific design policies which seek to retain the character of each of the village's distinct character areas.</p>
	<p>Extend village envelope west to align with footpath to North of Frogs Lane</p>	121	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018. A boundary using the footpath would include an open field at the edge of the</p>

			<p>village.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below</p>
	Boundary on Northern side of Frogs Lane should be extended West to the footpaths which form a natural boundary	126	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018. A boundary using the footpath would include an open field at the edge of the village.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>
	To Frogs Lane south end and 11.6 + 11.7 [R7 & R8] to be included	149	See comments on housing allocations.
	Please see comments 11.4 (R5)	152	See comments on housing allocations.

	Field with x2 houses on approach to Rolvenden Layne looks like it's outside the boundary. Do not allow development	163	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>
	Could be wider	173	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>Built-up confines are defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>
	Built up area boundary. You refer to this plan as both Built up area boundary	09	The terms 'village

	<p>and village Envelope. It has two titles As there are other plans referred to, such as the Conservation area plan, it might provide clarity if you had only one name for the plan and retained that throughout. Which might be “Built Up Area Boundary Rolvenden the Street: The Village Envelope. “sorry for the mouthful! In terms of the boundaries</p> <p>I am surprised at the inconsistency of both plans. Looking at the Rolvenden plan, on the Tenterden Road you include all the houses to the extremity of the village and their large gardens and fields to their south. Yet on the Hastings Road you do not include the Parsonage and Water Tower to which the same criteria should apply. I believe you should use the Conservation Area Boundary at this point. And on Maytham Road one might think to include Sparkeswood House and possibly Glebe Field, with the field on the corner. In the Layne, I think it would surprise residents on Maytham Road (towards Wittersham) to think they were not in the settlement. I attach possible amended plans for both areas.</p> <p>What I have not taken into account are the implications of extending the areas. Does that make development easier to defend or easier to obtain from the Parish Councils point of view? The inclusion of Glebe Field may create a problem, if you do not want it developed further, though having potential to be an “exemption site”, its designation is currently immaterial.</p>	<p>envelope’ and ‘built up area’ are to be simplified to a single term ‘built-up confines’ to better align with the emerging Local Plan.</p> <p>Delete the terms ‘village envelope’ and ‘built up area’ and replace with ‘built-up confines’. Amend Evidence base accordingly.</p> <p>Extending the built up area could enable a greater amount of development at the edge of the villages. The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from ‘Village Envelope’ to ‘Built-Up Confines’:</p> <p>Built-up confines are defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>
	<p>Appendix 1-character Area assessments and Village approaches Page 16.</p> <p>The industrial railings in front of Alma Cottages have been criticised previously by Ashford Borough Council, who have asked them to be replaced with something more traditional; iron railings perhaps. The Ashford Borough Local Plan, Conservation Area Assessment, Rolvenden, of 1996 (copy extract attached) identifies them as a feature that detracts from the special character of the area and that “change could be encouraged”. Is it possible that you could include this, in line with the previously stated policy document, attached for your reference. In practice the ownership of them is in dispute.</p>	<p>09</p> <p>The railings in front of Alma Cottages are considered to be a detractor.</p> <p>Amend text to add:</p> <p>The railings in front of Alma Cottages are not visually in-keeping with the local</p>

<p>The Council insist they belong to the highways and probably they did put them up, but it makes it very difficult for us to replace them, which I have tried to do, though I was defeated by bureaucracy.</p> <p>Page 21 final para. The spelling of Gills is inconsistent. The 1828 Parish Survey, Ordnance Survey and all official documents I am aware of, has them as Rawlinson and Winsor Gills and you are using an old English form, Ghyll. We know them as the former. Given that the Landscaping document refers to them "Gill" (see pg 8 of that document; Woodlands, Para 2) you may care to adopt that name for both consistency and correctness?</p> <p>Page 50. Benenden Approach Final paragraph. I am unaware of any horse chestnut opposite Mill Farm. I believe you mean the large Pedunculate Oak, assuming you mean the tree just opposite Mill Farm, at the crown of the park ridge. The second half of that sentence goes on to note the mature trees along the Benenden Road. As I think you mean the trees that fall within the park, it is probably appropriate to amalgamate them with a comment on page 51, see below.</p> <p>Page 51. It is important to differentiate between Hole Park Parkland and Hole Park Gardens, which are confused in the current wording. May I suggest this paragraph it is reworked as follows: "The parkland at Hole Park is enjoyed by many walking the PROW network during open days and events. The mature trees along Benenden Road entrance to the village, on the roadside of the park, where identified as valued assets at the Public Consultation 2015. The park contains other many notable trees of great diversity and age. The ongoing management of it is under a plan agreed with Natural England's Higher Level Stewardship Scheme. The plan expires in 2019 and it is hope it will be renewed to maintain the management style. The 6.5 acre garden (open to the public) comprises extensive yew hedges, herbaceous borders, meadow and Woodland Gardens in the centre of the parkland setting."</p> <p>PG 60 Wittersham approach. I believe the first photograph has been flipped and should be reversed.</p>	<p>character.</p> <p>For consistency it is appropriate to use the term 'Gill'</p> <p>Amend text to read: Winsor and Rawlinson Gills</p> <p>The tree opposite Mill Farm is a large Pedunculate Oak, Page 50: Delete horse chestnut and replace with Pedunculate Oak,</p> <p>The mature trees along Benenden Road entrance to the village are not exclusively within Hole park and therefore the sentence on Page 50 remains accurate. It is important to stress that people enjoy the parkland at Hole Park by both walking the PROW network <u>and</u> during open days and events.</p> <p>The updated text on the Stewardship scheme is helpful.</p> <p>Add the following text: The scheme expires in 2019 and it is hoped it will be renewed to maintain the management regime. Page 60 Wittersham approach. Reverse the first photograph.</p>
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	<p>The Layne's envelope could encompass one side of Thornden Lane as far as the farmhouse and potentially allow housing development on one side as infill. Likewise why not include the end of Friezingham Lane and the houses below on the Wittersham Road, as far as Lowden bungalow, potentially allowing infill.</p>	020	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines Envelopes, 2018 - see Maps 3 and 4 below.</p>
	<p>The envelope for the Layne should include the housing further along Winsor road going into Mounts lane as it is already built up and is a continuation of the envelope that covers Frensham road and Mounts lane. It should not be on the Frensham Manor side of Mounts lane.</p>	027	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>

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.		
	Not too many more houses. Rolvenden needs to keep its village character/identity	35	The plan aims to preserve the distinctive heritage and village character and anticipates limited additional houses.
	Yes to business expansion but not to turn them into housing	37	Noted. Permitted development rights do not allow control of all changes of use.
	As long as the development is in keeping with the surrounding buildings and infrastructure	43	Noted. Policy criteria seek to achieve this aim.
	Any development should take into account the infrastructure, such as roads and services as well as being in keeping with the surrounding buildings – so if residential buildings it should remain residential.	43	Noted. Policy criteria seek to achieve this aim.
	It sounds good but it depends on the business development. Factories for example should not be built in the outside areas	46	Light industrial uses (Use Class B1a) are by definition compatible with residential amenity and by extension the tranquillity of the countryside.
	Thin end of the wedge!	95	Noted
	Stress should be laid on Local Needs, not allowing speculative developments.	81	The Ashford Borough Local Plan referred to in the Neighbourhood Plan enables local needs housing outside the built up confines. The newly adopted Borough Local Plan Policy HOU5 sets out the potential for new residential development at the edge of Rolvenden provided certain criteria are met. In considering development on the periphery of villages neighbourhood plans have the role of setting detailed boundaries and defining the policy terminology in a local

			<p>context. As Rolvenden is surrounded by countryside which is designated as part of the High Weald Area of Outstanding Natural Beauty and is included within the designated Rolvenden Conservation Area, great weight should be given to conserving and enhancing the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and preserving and enhancing the landscape character of the designated Rolvenden Conservation Area and its setting.</p> <p>Introduce new policy to ensure general conformity with Policy HOU5: Policy RNP4 – Residential development on the periphery of Rolvenden Built-Up Confines.</p>
	3.3 'Exception Site' has no real meaning and if followed could from an unwelcome precedent	108	The term has specific meaning in relation to town and country planning and Policy HOU2 of the adopted Ashford Local Plan 2030.
	Limited development to be controlled	116	The plan aims to preserve the distinctive heritage; village character and valued landscape and anticipates limited additional .development. Add additional text to Section 4 - Planning Strategy: The planning strategy for Rolvenden and

		<p>Rolvenden Layne generally is to focus well designed development within the defined built up confines and to restrict development in the countryside in order to conserve and enhance the High Weald Area of Outstanding Natural Beauty; preserve and enhance the character of the village Conservation Areas and their setting and to protect views from public areas, formal and informal recreational amenities as well as biodiversity.</p> <p>The recently adopted Ashford Local Plan 2030 does not enable residential development at the edge of the built up area of Rolvenden Layne with the exception of Local Needs housing and other limited exceptions.</p> <p>Introduce new policy to ensure residential development will not generally be permitted on the periphery of Rolvenden Layne: RNP5 – Residential development on the periphery of Rolvenden Layne Built-Up Confines.</p> <p>The Local Plan (Policy HOU5) sets out the potential for new residential development at the</p>
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			<p>edge of Rolvenden provided certain criteria are met. In considering development on the periphery of villages neighbourhood plans have the role of setting detailed boundaries and defining the policy terminology in a local context. Given the environmental and sustainability constraints of Rolvenden, the aim is to continue to adhere to the Neighbourhood Plan planning strategy.</p> <p>Introduce new policy to ensure that in considering development at the periphery of Rolvenden, great weight is given to conserving and enhancing the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and preserving and enhancing the landscape character of the designated Rolvenden Conservation Area and its setting: Policy RNP4 – Residential development on the periphery of Rolvenden Built-Up Confines.</p>
	<p>Every care should be taken to safeguard property so that residents can feel secure in Rolvenden as a village and the balance of farming, nature & wildlife will be respected for future generations</p>	<p>117</p>	<p>The plan aims to preserve the distinctive heritage; village character and valued landscape and anticipates limited additional development. Add</p>

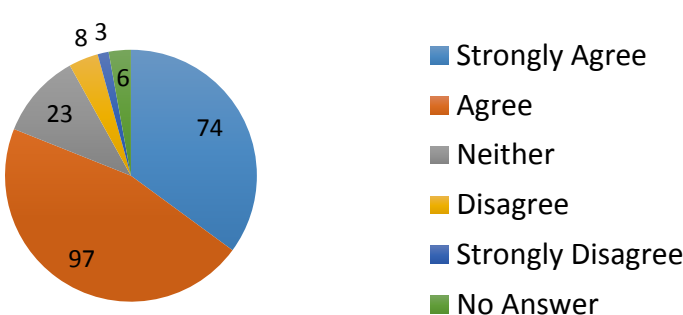
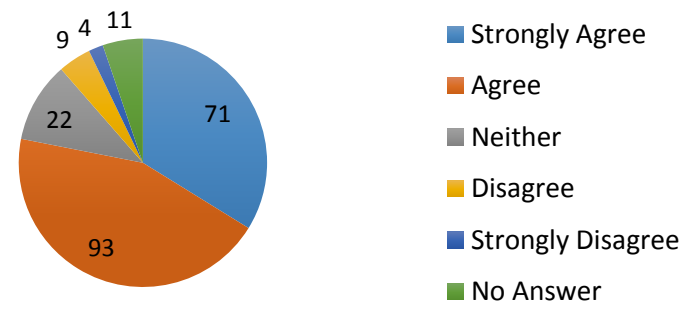
			additional text to Section 4 - Planning Strategy: The planning strategy for Rolvenden and Rolvenden Layne generally is to focus well designed development within the defined built up confines and to restrict development in the countryside in order to conserve and enhance the High Weald Area of Outstanding Natural Beauty and to protect views from public areas, formal and informal recreational amenities as well as biodiversity.
	Need to ensure this is a promise, & stuck to	119	Noted
	It is noted that most of the land put forward for development is green belt farm land	124	Noted
	As long as the business development is suitable for the site and not just random – like the Korkers development was on the Redwood field.	128	Noted.
	Hopefully again ensuring local employment opportunities	149	Noted
	Unsure	150	Noted
	No exception site outside village envelope	151	It is the Ashford Borough Council Local Plan policy which permits exception sites. The recently adopted Ashford Local Plan 2030 does not enable residential development at the edge of the built up area of Rolvenden Layne with the exception of Local Needs housing and other limited exceptions. Introduce new policy to ensure residential development will not generally be permitted on the periphery of Rolvenden Layne:

		<p>RNP5 – Residential development on the periphery of Rolvenden Layne Built-Up Confines.</p> <p>The Local Plan (Policy HOU5) sets out the potential for new residential development at the edge of Rolvenden provided certain criteria are met. In considering development on the periphery of villages neighbourhood plans have the role of setting detailed boundaries and defining the policy terminology in a local context. Given the environmental and sustainability constraints of Rolvenden, the aim is to continue to adhere to the Neighbourhood Plan planning strategy.</p> <p>Introduce new policy to ensure that in considering development at the periphery of Rolvenden, great weight is given to conserving and enhancing the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and preserving and enhancing the landscape character of the designated Rolvenden Conservation Area and its setting:</p> <p>Policy RNP4 – Residential development on the</p>
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			periphery of Rolvenden Built-Up Confines.
	Local need should also cover farming families wishing to have another house on their property for a member to live in	152	Noted
	I think that development should be prioritised by proximity to the hub of the village ie: church – school, to playing fields access incorporating shop x garage x Public Houses	155	The Potential Housing Development Site Assessment, 2018, includes the distance from village services as one of the considerations in assessing suitability.
	Agree for affordable local housing with priority and rents appropriate pricing for parish residents. More say for Parish Council in allocation procedures. Councils should run housing, not housing associations	160	Noted
	Vitally important part of the overall plan	162	Noted
	Subject to see 2.3	173	Noted
	I think any housing developments should strictly be limited to small dwellings allowing young people to stay in the village of their upbringing. Or to enable older <u>residents</u> to downsize	179	Policy RNP8 – Dwelling Size - encourages 1 or 2 bedroom dwellings on minor residential development or infill sites within the built up confines and allocates sites for housing development provided they incorporate a majority of 1 or 2 bedroom dwellings.
	Responsible development is essential to ensure we don't compromise the stunning countryside views that attracts people to the area	010	Noted. Policy criteria seek to achieve this aim. Add additional text to Section 4 - Planning Strategy: The planning strategy for Rolvenden and Rolvenden Layne generally is to focus well designed development within the defined built up confines and to restrict development in the countryside in order to conserve and enhance the High Weald Area of Outstanding Natural Beauty and to protect views from public areas, formal and informal recreational

		<p>amenities as well as biodiversity.</p> <p>The recently adopted Ashford Local Plan 2030 does not enable residential development at the edge of the built up area of Rolvenden Layne with the exception of Local Needs housing and other limited exceptions.</p> <p>Introduce new policy to ensure residential development will not generally be permitted on the periphery of Rolvenden Layne: RNP5 – Residential development on the periphery of Rolvenden Layne Built-Up Confines.</p> <p>The Local Plan (Policy HOU5) sets out the potential for new residential development at the edge of Rolvenden provided certain criteria are met. In considering development on the periphery of villages neighbourhood plans have the role of setting detailed boundaries and defining the policy terminology in a local context. Given the environmental and sustainability constraints of Rolvenden, the aim is to continue to adhere to the Neighbourhood Plan planning strategy.</p> <p>Introduce new policy</p>
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			<p>to ensure that in considering development at the periphery of Rolvenden, great weight is given to conserving and enhancing the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and preserving and enhancing the landscape character of the designated Rolvenden Conservation Area and its setting: Policy RNP4 – Residential development on the periphery of Rolvenden Built-Up Confines.</p>
	<p>No to any further development in the area. THIS IS A RURAL COMMUNITY!!! Why don't the current developments in Rolvenden and Tenterden cover these perceived needs?</p>	023	<p>The Housing Needs Survey of Parish residents identifies local housing need. It is not possible for a Neighbourhood Plan to put an embargo on all future development in the village up to 2030 as this would not comply with Government or Borough planning policies.</p>
	<p>I am not happy that farmers appear to be given carte blanche to develop their property. There is no back up from the planners where such development affects the setting of a listed building, they "don't have time for this" - gist of an actual quote from conservation officer.</p>	026	<p>Policy RNP1 - Design of New Development and Conservation seeks to protect and enhance listed buildings and their setting. Farmers are allowed some permitted development rights.</p>

3.1	<p>What do you think of this suggested approach for Rolvenden?</p> <div style="text-align: center;"> <h3>Limited development outside Rolvenden</h3>  <table border="1"> <caption>Survey Results for Rolvenden</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>74</td> </tr> <tr> <td>Agree</td> <td>97</td> </tr> <tr> <td>Neither</td> <td>23</td> </tr> <tr> <td>Disagree</td> <td>8</td> </tr> <tr> <td>Strongly Disagree</td> <td>3</td> </tr> <tr> <td>No Answer</td> <td>6</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	74	Agree	97	Neither	23	Disagree	8	Strongly Disagree	3	No Answer	6	
Response	Percentage															
Strongly Agree	74															
Agree	97															
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Disagree	8															
Strongly Disagree	3															
No Answer	6															
	<p>Agree with the concept and the control it gives to planning policy and agree it closely allied to existing buildings but strongly disagree about inclusion of smaller Redwood site which appears to have the envelope drawn round it!</p>	<p>128 See comments on housing allocations. The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018 and include housing allocations to signify clearly that the Parish Council accepts that such development within the area allocated should take place.</p>														
3.2	<p>What do you think of this suggested approach for Rolvenden Layne?</p> <div style="text-align: center;"> <h3>Limited development outside Layne</h3>  <table border="1"> <caption>Survey Results for Rolvenden Layne</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>71</td> </tr> <tr> <td>Agree</td> <td>93</td> </tr> <tr> <td>Neither</td> <td>22</td> </tr> <tr> <td>Disagree</td> <td>9</td> </tr> <tr> <td>Strongly Disagree</td> <td>4</td> </tr> <tr> <td>No Answer</td> <td>11</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	71	Agree	93	Neither	22	Disagree	9	Strongly Disagree	4	No Answer	11	
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No Answer	11															
	<p>Looking at the Layne map, there are clear areas not considered that logically would make sense for housing, such as the field around Upper Winsor</p>	<p>25 The boundaries have been drawn using a</p>														

	Cottage. (Next to Frensham Manor).		<p>consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4 below.</p>
	Boundary on Northern side of Frogs Lane should be extended West to the footpaths which form a natural edge to the village envelope	127	<p>The boundaries have been drawn using a consistent methodology set out in Rolvenden and Rolvenden Layne Village Envelopes, 2018. A boundary using the footpath would include an open field at the edge of the village.</p> <p>Amend text as follows to explain the consistency of approach and change in terminology from 'Village Envelope' to 'Built-Up Confines':</p> <p>A built-up area boundary is defined for both Rolvenden and Rolvenden Layne using a consistent set of principles (Rolvenden and Rolvenden Layne Built-Up Confines, 2018 - see Maps 3 and 4</p>

			below.
	Rolvenden Layne should be preserved. It is far from facilities. Would disturb wildlife, farming & ecosystem	169	<p>It is accepted that Rolvenden Layne is served by poor public transport and is located over 1.5km from most day to day facilities at Rolvenden and is connected by a steep road and footpath which restricts pedestrian and cycle links. The Planning Strategy should acknowledge this distinction.</p> <p>Add the following to Section 4 - Planning Strategy:</p> <p>Rolvenden is served by a number of day to day services such as a primary school; shops; public houses; community buildings and recreation space. Two small scale housing sites are allocated in the village.</p> <p>Other than the recreation ground, Rolvenden Layne has no day to day services. The village is served by poor public transport, is located over 1.5km from facilities at Rolvenden and is connected by a steep road and footpath which restricts pedestrian and cycle links. For these reasons, a single small housing allocation is made in Rolvenden Layne.</p> <p>The recently adopted Ashford Local Plan 2030 does not enable residential</p>

			development at the edge of the built up area of Rolvenden Layne with the exception of Local Needs housing and other limited exceptions. Introduce new policy to ensure residential development will not generally be permitted on the periphery of Rolvenden Layne: RNP5 – Residential development on the periphery of Rolvenden Layne Built-Up Confines.
	Limited development? The Layne does not want to be joined with the village	172	The Neighbourhood Plan seeks to protect countryside between the villages to prevent coalescence.
	People who have chosen to live in Rolvenden have done so primarily for its rural tranquillity and lack of development....not to live on a housing estate!!	022	The Neighbourhood Plan promotes a limited number of generally small scale sites.
	I note that several 'exception sites" have already been proposed, so no, development of any kind in unwelcome.	024	The Neighbourhood Plan promotes a limited number of generally small scale sites to meet identified local need.

<p>4.0</p>	<p>Distinctive Character Areas and Approaches</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> <div data-bbox="261 539 1094 1037" data-label="Figure"> <table border="1"> <caption>Character Areas Survey Results</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>89</td> </tr> <tr> <td>Agree</td> <td>98</td> </tr> <tr> <td>Neither</td> <td>15</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly Disagree</td> <td>1</td> </tr> <tr> <td>No Answer</td> <td>4</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	89	Agree	98	Neither	15	Disagree	2	Strongly Disagree	1	No Answer	4	
Response	Count															
Strongly Agree	89															
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Strongly Disagree	1															
No Answer	4															
	<p>Agree that any new builds have to fit in/blend with existing style</p>	<p>25</p>	<p>Noted</p>													
	<p>Good to continue to plant trees wherever possible. Sometimes smaller growing. Also larger growing.</p>	<p>26</p>	<p>Noted</p>													
	<p>There is a risk that affordable housing becomes difficult as a result of aesthetic demands.</p>	<p>33</p>	<p>Noted</p>													
	<p>The report and recommendations by Sir Terry Farrel form a very useful document</p>	<p>87</p>	<p>Noted</p>													
	<p>Complimenting as in vision 1</p>	<p>112</p>	<p>Noted</p>													
	<p>I agree with the first part*, but the second # not so as some of the sites I consider unsuitable with by location , as in Thornden Lane, or by size, some of Rolvenden sites. The site (RL) Frensham Rd/Maytham Rd maybe suitable for a pair of 3 bed houses.</p>	<p>115</p>	<p>It is not the intention to allocate the larger sites located some distance from the villages for housing development. For clarity, add additional text to Section 4 - Planning Strategy: The planning strategy for Rolvenden and Rolvenden Layne generally is to focus well designed development within the defined built up confines and to restrict development in the countryside in</p>													

			order to conserve and enhance the High Weald Area of Outstanding Natural Beauty and to protect views from public areas, formal and informal recreational amenities as well as biodiversity.
	I is sad that some parishioners do not think it is their responsibility to clean up their fallen leaves on public footpaths and they therefore block drains and cause hazards for walkers when they rot. also they allow their hedges to overgrow the public footpaths even allowing brambles which injure passer by and rip clothing	117	Noted
	It is important that these criteria are 100% imposed	119	Noted
	Must be greater provision for first time buyers	121	Policy RNP5 – Dwelling Size - encourages 1 or 2 bedroom dwellings on minor residential development or infill sites within the built up confines and allocates sites for housing development provided they incorporate a majority of 1 or 2 bedroom dwellings.
	All Areas. It is not made clear who is responsible for overseeing this policy?	124	Although Rolvenden Parish Council are the neighbourhood plan making body, Ashford Borough Council will continue to be responsible for determining planning applications.
	For all the areas – it’s a really good thing but one area of village should not be more important than another ie is Benenden Rd (Windmill Farm site) more important than the Gatefield approach	128	All character areas are of equal importance.
	Must be in keeping with existing buildings	140	This is what the policy and Appendix 1 seeks to achieve.
	Any future development should take account of the fact that we live in a rural area, I strongly am against any Large Glass type structures	142	Noted
	*Must ensure no deviation from original planning consent	149	Noted
	Use local materials. Try to maintain a distinctive feel to Rolvenden: Oak. Ragstone, brick & tiles, white boards.	155	This is what the policy and Appendix 1 seeks to achieve.
	Rolvenden layne, Frogs lane has historical significance. It should not be disturbed. Drainage is also a big issue.	169	No new development sites are allocated on Frogs Lane. For clarity, add additional text to

			Section 4 - Planning Strategy: The planning strategy for Rolvenden and Rolvenden Layne generally is to focus well designed development within the defined built up confines and to restrict development in the countryside in order to conserve and enhance the High Weald Area of Outstanding Natural Beauty and to protect views from public areas, formal and informal recreational amenities as well as biodiversity.
	In line with Rolvendens weather boarding to continue so village structure continues	185	This is what the policy and Appendix 1 seeks to achieve.
	Corner garage development will add to parking problems in the high street. A full study should be made considering the need for traffic lights at this new junction along with lack of safety measures for pedestrian crossing. This so-called low impact development causes many environmental and safety implications	09	See comments on housing allocations.
	I think we should be more worried about building eco-friendly housing that actually stands the test of time. The houses on glebe field are already having problems!	019	Energy efficiency and carbon emissions for residential development will be achieved through a strengthening of the energy performance requirements in Part L of the Building Regulations (incorporating carbon compliance, energy efficient fabric and services) and the emerging Local Plan and it is not necessary or justified to include a policy in the Neighbourhood Plan.
	The identified areas are defined as characterful because over the years they have not been ruined by unnecessary development.	023	Noted

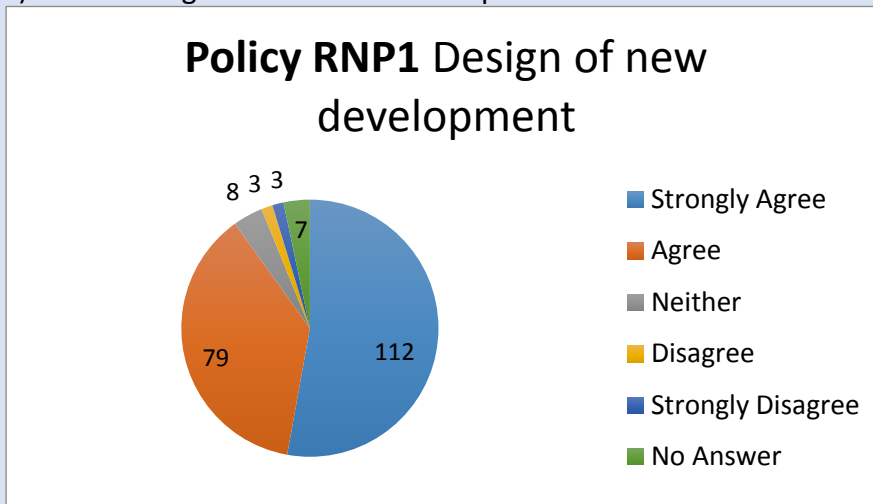
5.0

The Policy below is intended to apply to all development in the village envelopes and the countryside.

Policy RNP1 - Design of New Development and Conservation

New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive characteristics of the individual area of Rolvenden and Rolvenden Layne in which it is located, as defined in Appendix 1 by way of:
 - i) height, form, layout, orientation, materials, fenestration and boundary treatment;
 - ii) the scale, design and materials of the public realm (highways, footways, open space and landscape);
- b) 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;
- c) Protects and sensitively incorporates landscape features such as trees, hedges and ponds within the site; and
- d) Is well integrated into the landscape.



	There must be an ongoing commitment to maintain trees, hedging, landscaping.	3	Noted
	Policy RNP1. Excellent, but might it additionally refer to ongoing management in respect of landscaping measures. A development can be ruined if the good works are not maintained.	09	Whilst a valid aspiration, this is a detailed point which is more appropriate to a condition attached to a planning consent than a planning policy which applies to all development.
	Agree that any new builds have to fit in/blend with existing style.	25	Noted
	There is a risk that affordable housing becomes difficult as a result of aesthetic demands	33	It is important that in accordance with Policy RNP1 all house types and tenures respond

			to locally distinctive characteristics.
	It is important to protect our village status and not ruin it with unsightly development	35	Noted
	Providing that infrastructure and parking are in place for any new development	64	Noted – see Policies RNP12 and RNP14.
	The design qualities should echo “invitative” and exceptional characteristics which pay homage to the Wealden culture.	69	Noted
	I am sceptical that this will be achieved	81	Noted
	Consideration should be given surely to upgrading to what appears to be very low quality housing. E.g. Tanyard Flats? At side of A28	92	The Neighbourhood Plan Appendix 1 refers to Proposed Enhancements and includes: The village would benefit from the addition planting fronting the A28 outside Tanyard Flats to ensure greater unity with the character of Sparkeswood and Character Area 5 on the opposite side of the street.
	Ensure builders do keep to design & structure, heights etc as planning permission passed	112	Noted
	Should be closely adhered to	115	Noted
	Incorporated expansion protects and enhances existing features and pursues distinctive characteristics	116	Noted
	Comment as above	119	Noted
	The need for high quality design must be viewed in line with the need for low cost starter units and design should not impose such a high cost on developers that they either do not develop or price the houses out of reach of first time buyers	121	It is important that all house types and tenures respond to locally distinctive characteristics.
	The policy sounds ok but in practice its not working	124	The policy has little weight until the Neighbourhood Plan reaches the later stages of the process.
	As in 4.2 above and in addition when under construction minimal disruption to local village life	149	Noted
	All the previous major developments have their own style and character – we do not want any ultra- modern developments which would not be in keeping	152	Noted
	Parish should have more say and more notice in above decisions at present residents requests are overruled too often by Planning Depts and PC requests are ignored	160	This locally-specific policy is intended to influence future designs once the Neighbourhood Plan reaches the later stages of the process.
	Do not allow large housing development such as Halden Field (40+ houses).	163	The Neighbourhood

	Do not cut down old trees		Plan promotes generally small scale sites.														
	Maybe not another Halden Fields disaster	186	Noted														
	I am more concerned about the effects of proposed developments than the semantics of the designs	09	Noted														
	It is also important that such agreed measures are MAINTAINED for the future. Consents should be conditional that approved landscaping and appearance details are maintained.	014	Noted. This is a matter for enforcement by Ashford Borough Council.														
	The Neighbourhood Plan should fight any future development...don't let the Borough Council ruin our village like they have ruined Tenterden.	023	Noted														
	The setting of listed buildings must be considered even when outside the village envelope.	025	Policy RNP1 applies to development inside and outside the village boundaries.														
6.0	<p><i>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.</i></p> <p>Policy RNP2 – Protection of Important Open Space within the Village Envelopes</p> <p>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.</p> <div data-bbox="252 1128 1104 1653" data-label="Figure"> <p style="text-align: center;">RNP2 Open Space protection</p> <table border="1"> <caption>RNP2 Open Space protection Survey Results</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>126</td> </tr> <tr> <td>Agree</td> <td>70</td> </tr> <tr> <td>Neither</td> <td>7</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly Disagree</td> <td>6</td> </tr> <tr> <td>No Answer</td> <td>0</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	126	Agree	70	Neither	7	Disagree	1	Strongly Disagree	6	No Answer	0		
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Strongly Disagree	6																
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	Surely include <u>all</u> the verges of the High Street (1) (6) War Memorial plot is missing a bit and include section by Village Hall.	3	Agreed. Maps to be revised														
	I agree about areas of open space in centre of Village, but on roads adjacent behind may be more flexibility as parking is a major issue. Leave some green areas – compromise.	19	The Parish Council consider the wide green verges and greens of Sparkeswood are a special feature which should be protected. A														

			previous Parish Council survey of all Sparkeswood households revealed that only 3 wished to use the green for parking.
	Parking needed on Green by Sparkeswood	22	The Parish Council consider the wide green verges and greens of Sparkeswood are a special feature which should be protected. A previous Parish Council survey of all Sparkeswood households revealed that only 3 wished to use the green for parking.
	I think the space next to "Hodee" should be designated as an IOS as its currently a wildlife area.	23	The site next to Hodee does not have public access and is not therefore within the scope of the areas considered for designation.
	I would not say that IOS5 is an important open space. It is just a concrete layby for parking. Also feel that you have omitted one important open space – the wooded wild life garden next to Hodde in the Layne which is an important habitat for wildlife.	25	The Parish Council consider IOS5 is important to the Sparkeswood Character Area and important as a local visual amenity where the addition of planting should be considered. The site next to Hodee does not have public access and is not therefore within the scope of the areas considered for designation. It is intended to re-designate the Important Open Spaces as Local Green Space. Such areas may be designated within neighbourhood plans. The areas shown in the Reg 14 Rolvenden Neighbourhood Plan

			<p>would all meet the criteria for such designation though the evidence base would need to be updated. By designating land as Local Green Space, local communities are able to rule out new development other than in very special circumstances. In accordance with the NPPF, local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p> <p>The Parish Council propose to amend the designation of Important Open Spaces to Local Green Spaces and to amend Policy RNP2 as follows:</p> <p>Proposals for development on land designated Local Green Space within the built up confines, as defined on Maps 7 and 8, will not be permitted except in very special circumstances where it can clearly be demonstrated that the development would not be inappropriate and would not be in conflict with retaining the open green character of the designated space.</p>
	Open spaces should be kept.	36	Noted
	Keep the open spaces.	37	Noted
	NB on map 7 – IOS 1 should stretch the length of the High St (couldn't see it on the smaller map) text say includes village pump but that section not highlighted.	42	It is accepted that IOS1 should run the whole length of the

		<p>High Street.</p> <p>Amend Map 7 – Important Open Space – Rolvenden to include entire High Street verge. It is intended to re-designate the Important Open Spaces as Local Green Space. Such areas may be designated within neighbourhood plans. The areas shown in the Reg 14 Rolvenden Neighbourhood Plan would all meet the criteria for such designation though the evidence base would need to be updated. By designating land as Local Green Space, local communities are able to rule out new development other than in very special circumstances. In accordance with the NPPF, local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p> <p>The Parish Council propose to amend the designation of Important Open Spaces to Local Green Spaces and to amend Policy RNP2 as follows:</p> <p>Proposals for development on land designated Local Green Space within the built up confines, as defined on Map x, will not be permitted except in very special circumstances where</p>
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			it can clearly be demonstrated that the development would not be inappropriate and would not be in conflict with retaining the open green character of the designated space.
	You forgot this when looking at Halden Lane site	44	Halden Lane was allocated by Ashford Borough Council in an earlier Local Plan.
	We need to keep the approaching views into Rolvenden pleasant to the eye	105	Noted
	Natural beauty is essential to promote mental wellbeing	110	Noted
	Preservation of open spaces essential	112	Noted
	Don't cut corners	116	Noted
	It may be difficult to impose this years ahead when even more homes are required	119	It is intended to re-designate the Important Open Spaces as Local Green Space. Such areas may be designated within neighbourhood plans. The areas shown in the Reg 14 Rolvenden Neighbourhood Plan would all meet the criteria for such designation though the evidence base would need to be updated. By designating land as Local Green Space, local communities are able to rule out new development other than in very special circumstances. In accordance with the NPPF, local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. The Parish Council propose to amend the designation of Important Open Spaces to Local Green

			<p>Spaces and to amend Policy RNP2 as follows:</p> <p>Proposals for development on land designated Local Green Space within the built up confines, as defined on Map x, will not be permitted except in very special circumstances where it can clearly be demonstrated that the development would not be inappropriate and would not be in conflict with retaining the open green character of the designated space.</p>
	Any open space in the village should be protected at all costs once lost it's lost for ever.	124	Noted
	The open space on Sparkeswood Ave could easily withstand some parking to allow easy parking and still leave open space at times you could not get a fire engine into the Avenue from the Tenterden end	148	The Parish Council consider the wide green verges and greens of Sparkeswood are a special feature which should be protected. A previous Parish Council survey of all Sparkeswood households revealed that only 3 wished to use the green for parking.
	That walkability to central services such as shop & school, bus shelters should be a Priority. Protect open spaces but not at cost of extending village envelope.	155	The Potential Housing Development Site Assessment, 2018, includes the distance from village services as one of the considerations in assessing suitability. Important Open Spaces are only designated within the built up confines.
	Do not allow green belt to be concreted over	163	Noted
	Open Space pg 23 IOS1 why does this not include all of the verge area extending to the south? IOS 6. Why does this designation not extend north to the boundary of church	09	It is accepted that there are cartographic errors in defining

	<p>house? It is within the War Memorial Trust ownership and will forever be maintained as such?</p> <p>IOS7 This area should perhaps extend along the hall frontage and towards the entry to the hall car park. I realise why you have omitted the latter extension, because you consider it a possible car parking area, but its designation should be made and then you should argue for its change to car park. I don't think anyone will dispute the need to change, but non-designation seems remiss.</p> <p>...Pg54. Village Hall extension. I believe this area should rightly be included within IOS7 and then a good case made for the car parking extension. Its omission from IOS7 is suspicious!</p> <p>Possible new IOS The triangle in the Layne referred to as "Tompsetts Green" would seem to have similar qualities as IOS 10. Should that not be designated too?</p>		<p>these areas and that IOS1 should run the whole length of the High Street; IOS6 north of the boundary of Church House and IOS7 along the village hall frontage. The triangle in the Layne referred to as "Tompsetts Green" is outside the built-up confines and, consistent with the methodology for defining such areas is therefore not designated.</p> <p>Amend Map 7 to include entire High Street verge; land north of the boundary of Church House and along the village hall frontage.</p>
	<p>IOS 1 should include all the grass verge to the High Street.</p> <p>IOS6 should include all of the War Memorial area; currently a section is missing along Church House Boundary.</p> <p>IOS7 Should include all the hall frontage to Maytham Road and the section fronting Sparkeswood Av</p>	014	<p>It is accepted that there are cartographic errors in defining these areas and that IOS1 should run the whole length of the High Street; IOS6 north of the boundary of Church House and IOS7 along the village hall frontage. Amend Map 7 to include entire High Street verge; land north of the boundary of Church House and along the village hall frontage.</p>
	<p>I would like the green area by the village hall included.</p>	020	<p>Agreed that the verge in front of the village hall should be included.</p> <p>Amend LGS7 to extend in front of the village hall.</p>
	<p>At the cost of development elsewhere in the village??</p>	023	<p>The green spaces are considered important to the character of the villages and it is</p>

			intended to retain this character through their protection.												
7.0	<p><i>The policy below applies to all areas of countryside outside the village envelopes.</i></p> <p>Policy RNP3 - Protect and Enhance the Countryside</p> <p>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.</p> <p>A proposal for development will only be permitted where:</p> <ol style="list-style-type: none"> 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. It would not have an adverse impact on the landscape setting of Rolvenden and Rolvenden Layne including the designated Conservation Areas; 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 It would protect and, where possible, enhance the following features: <ol style="list-style-type: none"> ancient woodland; rural lanes which have an historic, landscape or nature conservation importance. 														
	<p style="text-align: center;">7.1 RNP3 Countryside protection</p> <table border="1"> <caption>7.1 RNP3 Countryside protection Survey Results</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>133</td> </tr> <tr> <td>Agree</td> <td>67</td> </tr> <tr> <td>Neither</td> <td>8</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly Disagree</td> <td>14</td> </tr> </tbody> </table>	Response	Count	Strongly Agree	133	Agree	67	Neither	8	Disagree	2	Strongly Disagree	14		
Response	Count														
Strongly Agree	133														
Agree	67														
Neither	8														
Disagree	2														
Strongly Disagree	14														
	Ongoing commitment to maintaining the landscape features	3	Noted												
	It is important that Rolvenden remains a separate village and does not get joined up to Tenterden with ribbon development.	20	Noted												
	Agree with V8 in the Layne, but what about the stunning view from Mounts Lane top of the hill just before Upper Woolwich hamlet by the farm gate looking back to the Layne across the fields. You can see right over to Newenden/Northiam and beyond.	25	The focus of the Important Public Views Assessment is those views of and from the villages which contribute to local character and amenity. The Neighbourhood Plan and supporting												

			<p>evidence should indicate that there are other important views within the wider countryside.</p> <p>Add the following text to the Views section of the Neighbourhood Plan and evidence base:</p> <p>It is recognised that there are a significant number of views across the beautiful High Weald Area of Outstanding Natural Beauty which covers most of the parish. It is impossible to list them all. Rather, it is important to protect and enhance the character and natural beauty of the countryside more generally whilst protecting the footpaths which allow access to it. Thus, the focus of the Important Public Views is those views of and from the villages which contribute to local character and amenity.</p>
	Our countryside needs to be protected at all costs. Kent has already lost much of its beautiful character with rail links, motorways, etc.	35	Noted
	There are many suitable sites throughout the Weald. Countryside must be preserved	46	Noted
	Again I am sceptical that this would be achieved and might be downgraded and given lower priority.	81	If passed at a local referendum, the Neighbourhood Plan will be adopted by Ashford Borough Council as the plan which must be used in law to determine planning applications in Rolvenden Parish. It will become part of the Development Plan

			alongside the Borough Council's Local Plan. The Plan provides the local community with a powerful tool to guide the long term future of Rolvenden parish.
	As views are not considered by planners with Agricultural Buildings it seems odd to have protected views designated by the village outside of envelope.	86	Farmers are allowed some permitted development rights. The Neighbourhood Plan covers the whole parish.
	We must protect the beauty of this village Rolvenden	105	Noted.
	Rolvenden is a beautiful area with many public footpaths running around it which allow everybody to enjoy the beauty of nature	110	Noted
	Ensuring the upkeep of rural lanes, ie Frogs lane	112	Noted
	Detailed controls on enhanced development must clearly stipulate proposed growth and protection	116	Noted
	If this can be achieved it would be excellent	119	Noted
	Breeches of policy RNP3 are not being acted on inappropriate developments are taking place in and around the village right now	124	If passed at a local referendum, the Neighbourhood Plan will be adopted by Ashford Borough Council as the plan which must be used in law to determine planning applications in Rolvenden Parish. It will become part of the Development Plan alongside the Borough Council's Local Plan. The Plan provides the local community with a powerful tool to guide the long term future of Rolvenden parish.
	I agree with the policy but feel the Redwood site plan would not protect Sparkeswood gill and the wood wildlife, in fact it would have the opposite effect	128	It is accepted that there should be a buffer between the Sparkeswood Gill ancient woodland and the development. Amend RNP7b) Development Guidance Landscape and Open Space as follows: A new landscape buffer of appropriate

			semi-natural habitat should be created between the development and the Sparkeswood Gill ancient woodland
	Especially preserving distinctive views of surrounding countryside	151	Noted
	See 3.3 Local families need to be able to live in the village	152	The emphasis on smaller homes and the cross reference to Ashford Borough Council's affordable homes policies is intended to help meet local needs identified in the Housing Needs Survey.
	It is crucial in above that Parish residents have their opinions carefully considered and local knowledge is listened to	160	Noted
	Do not allow large housing development such as Halden Field (40+ houses)	163	The Neighbourhood Plan promotes generally small scale sites.
	Our Rural lane (Mounts Lane) is too narrow for the Lorries that are using it as a short cut. They should be deterred.	172	Comment noted by the Parish Council. However, traffic management is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	Landscaping Report. I realise that this document contains much information gleaned from elsewhere, but I am surprised at the standard of some of the work from the AONB which you have repeated. For example, Figure 4 suggests that there is a historic Farmstead located at the north end of the Bull Lane, in a field we know as Emblems Bank. The plans and maps available indicate that this was at best a cattle barn, a single building and to call it a farmstead, which definition requires a dwelling and small group of buildings, is far from the truth. If the document is to record all single barns as potential farmsteads, then why are all the many other former remote agricultural buildings not included in the same survey? Local knowledge in this instance is superior to that of the AONB unit! In practice you may not be able to edit this document, so perhaps a comment that some sites need confirmation of their status as Farmsteads, a task that Rolvenden History Group might undertake? Figure 5 shows the historic routeways. I am surprised that your edition of this document differs from that on the AONB website. Why are many of the paths not showing in their full length? Take the area between Little Halden Farm to the south and Halden Place to the north. The path running along the Halden Brook has a missing section and the path running to the west from Little Halden does not continue on to Halden Lane farm. I think you should consider cut and pasting this plan again. This is of significant because it has great similarity with the PROW network and missing or incorrect parts are likely to annoy! Figure 7 would seem to be incomplete. Are you suggesting there are	09	It is not possible to supersede documents prepared by specialists already in the public domain. The Landscape Report serves as a background to the Neighbourhood Plan. It is important that the Neighbourhood Plan provides proportionate evidence to support the policies in the Plan which the Parish Council considers has been done. The Neighbourhood Plan policies will be implemented against the designations in the

	<p>no ancient woodlands in the northern half of the parish? I wonder where this plan comes from because it is quite obvious that Hexden Farm (the SW of the plan) is just that, pasture, not a block of ancient woodland and that Great Maytham parkland (centre of Plan as printed) is not woodland in the true meaning. I think you have cut-and-pasted the wrong plan here. The Forestry Commission plan of ancient woodland classification in the parish is surprisingly accurate. I don't seem to be able to find the correct Forestry Commission map but here is an example of one, which also shows just half of the parish; https://www.forestry.gov.uk/pdf/highweald-fdp-bedgebury-hemsted-aw.pdf I think you also need to be clear as to what you mean by the term "Ancient Woodland". Technically we have none, as the term is intended for woodland that is in its virgin condition, but we do have significant areas of Ancient Semi Natural Woodland, ASNW, and Potential Ancient Woodland Sites, PAWS, meaning woodland currently planted with non-native species, esp Conifers. I know what you are trying to show and what you need is the proper edition of the map that can be seen in the link above. Character area 4 Gatefield. Page 14 Reference to the TPO on the land south-west of Halden Lane farm is incorrect. It is true that 86 poplars were included in an initial TPO, but all except 12 of these have been felled, consent granted under ref 07/00125/AS, in a field reorganisation 10 years ago. Just a few remain at the mobile phone mast. You also might like to suggest or emphasise that consideration be given as to what follows the demise of these remaining trees. They are becoming unstable and poplars are short lived trees. If hiding the mast remains a priority, then perhaps you emphasise that and request that reasonable replacement be required at the appropriate time. I am happy to co-operate. Appendix 1 page 20 Again reference is made to the TPO at Halden Lane farm in its original form. Most of the trees were felled under consent 07/00125/AS and the remainder to be lopped at 12m on a regular basis.</p> <p>Landscape protection. Pg 25 4 th para final sentence. Why do you consider that "woodland and hedges are declining.."? Do you consider hedges are declining in quantity, which is doubtful as many new hedges have been planted, old ones maintained due to generous grants and removal is illegal unless consented. And the same for woods. More are being planted, so the area is not declining and the management is greatly improving, with coppicing given new emphasis by a rapidly improving timber market. Perhaps the "decline" you see is one of less importance relative to other factors? In which case what has taken its place? I think this sentence needs clarification and amendment.</p> <p>Map 10, page 26. As per comments on fig 7 of the Landscape report (see above), you have the wrong map.</p> <p>Pg 27 Views. Please note spelling of "Gills" in V6.</p> <p>The Map11 on page 28 confirms the accepted spelling of Winser and Rawlinson Gill.</p>	<p>Neighbourhood Plan not the evidence base. The Landscape Report will be updated where possible to accompany the Regulation 15 Neighbourhood Plan.</p>
	<p>S2 Pg 9 2nd para. You refer to two conservation areas, a scheduled Monument and a "registered historic park and Garden". I think it would provide clarity, even in this summary sentence, if you stated where these were, as you have done with the Conservation areas. I believe the monument to be Lowden and the park to be Gt Maytham. I am not sure which the garden is but I don't think it is Hole Park, or maybe you only intend to refer to one "Park and Garden". This point is clarified on pg19 and 20, so why not clear it up here too?</p>	<p>09 Section 2 provides short summaries of the current situation in the Parish and the text in question is more appropriately expanded in greater detail in the Heritage section of the</p>

			Environment chapter.
	<p>Heritage. 2 nd Para Are the 147 listed buildings all within the Conservation areas or the parish as a whole. It is perhaps not clear what you are saying. I think you mean 147 in the parish.</p> <p>Pg21 2nd Para. You refer in a broad statement to “areas of archeological potential” without being specific about where and to what degree of potential importance. Is this acceptable and ought you to be more specific or omit this sentence? And are these areas part of the “designated heritage assets” you refer to and if so who has designated them so?</p> <p>Landscape Para 1 Is it correct to say that AONB have the “highest status for protection”? I thought National Parks had additional protection above us?</p>	09	<p>The text explains that there is a high incidence of listed buildings within the Conservation Areas, which, by definition, indicates that not all are within these designated areas. It is acceptable in plan making to make reference only to areas of archaeological potential as these areas are less well defined and this helps deter treasure hunters. Designated heritage assets (such as conservation areas or listed buildings) are a matter of public record and therefore areas of archaeological potential are, by definition, non-designated heritage assets. AONB and National Parks have equal status but, as there is no National Park within the plan area, no reference is made to such a designation.</p>
	Any agreed measures should also be maintained in the future.	014	Noted
	It's difficult to trust the judgement of any Parish Council who would approve a proposal to re-locate the Korkers factory to Rolvenden Layne. So, Policy RNP3 is of little consequence.	023	<p>If passed at a local referendum, the Neighbourhood Plan will be adopted by Ashford Borough Council as the plan which must be used in law to determine planning applications in Rolvenden Parish in the future. It will become part of the Development Plan alongside the Borough Council’s Local Plan.</p>

	<p>As above - I am not happy that farmers appear to be given carte blanche to develop their property. There is no back up from the planners where such development affects the setting of a listed building, they "don't have time for this" - gist of an actual quote from conservation officer.</p>	026	<p>Policy RNP1 - Design of New Development and Conservation seeks to protect and enhance listed buildings and their setting. Farmers are allowed some permitted development rights.</p>
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Housing		Response (bold indicates recommended amendments to text)														
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 & 15] for potential development, suitable for young and down-sizing households, subject to the following development guidance:</i></p> <p>Policy RNP4a) Cornex Garage Site, High Street, Rolvenden: Site Area: 0.2ha. Approximate capacity: 10 dwellings</p> <p>Development Guidance: 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> <div data-bbox="274 1240 1078 1715" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>RPN4 a) Cornex Site</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>51</td> </tr> <tr> <td>Agree</td> <td>68</td> </tr> <tr> <td>Neither</td> <td>18</td> </tr> <tr> <td>Disagree</td> <td>23</td> </tr> <tr> <td>Strongly Disagree</td> <td>39</td> </tr> <tr> <td>No Answer</td> <td>13</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	51	Agree	68	Neither	18	Disagree	23	Strongly Disagree	39	No Answer	13	
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No Answer	13															
	Provide future access to Inkerman Field in case it is needed in future.	3	The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation. An access													

			road and associated traffic to serve the significant number of dwellings associated with a development on Inkerman Field would not be in keeping with the character of this part of the Conservation Area.
	The closure of the Garage would cause job losses and 12 garages lost. Another loss of a Village business.	7	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help to meet the need for housing and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings. Petrol filling stations and selling and/or displaying motor vehicles do not fall within any planning use class and are considered 'sui generis' rather than business use whereas motor repairs may fall within B2 Use Class - General industrial and the Neighbourhood Plan has not sought to retain the use in this location.
	In keeping with similar properties.	8	Policy RNP4a) seeks to achieve this objective.
	Sounds excellent and would smarten that area up, be more in keeping with the rest of High Street.	19	Noted

	Meanwhile support Cornex Garage.	22	Noted
	The garage is a valuable asset and a source of employment. The High Street will be less characterful without the garage.	33	<p>This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development should enhance the character of this part of the Conservation Area. A ground floor café or shop use for which there is local support would be acceptable within the development under Policy RNP4c and this should be mentioned in Policy RNP4 and its supporting text.</p> <p>Amend supporting text as follows: The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows: Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather</p>

			boarding). A ground floor café or shop use within one of the buildings is encouraged.
	It will be a shame to lose the village garage. Yet another village commodity going.	35	This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help to meet local housing need and should enhance the character of this part of the Conservation Area.
	How will this impact on the already congested parking within the village	69	Policy RNP4a) states: The site should incorporate adequate parking provision in order to avoid on street parking on the High Street.
	It will lose a garage and loss of jobs.	79	Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area. A ground floor café or shop use for which there is local support would be acceptable within the development under Policy RNP4a and this should be mentioned in Policy RNP4 and its supporting text.

			<p>Amend supporting text as follows: The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows: Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	It would be a shame to lose the Garage as it is a great Village amenity	81	This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area.
	Assume this means closure of the Garage. A local village business and employer providing a valued service to the community. Any development should retain the Garage.	82	This centrally located brownfield site is highly accessible to local facilities. Whilst

			<p>the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area.</p>
	<p>I believe that the Cornex Garage, although not old or constructed out of “traditional materials”, nonetheless has a unique character of its own, on the High Street. I would prefer to see the existing buildings incorporated in any development /proposed. In my view it is not only “old”, white weatherboarded houses which should determine the vision for this development, (which I am guessing would result in something not dissimilar to the Glebe Field development). More modern buildings such as the Garage itself can offer inspiration too. What about a mixed use development – utilising the garage as a café (for example – as mentioned in points 13 and 14 elsewhere in the plan.) which the size and frontage would easily lend itself to and develop the garages for housing? I disagree that it is an eyesore!</p>	83	<p>Cornex Garage is a single storey 1960’s plain brick building with an asbestos cement roof and cracked concrete forecourt. Behind this, visible from the road, are two curved corrugated iron and cement storage structures along with a block of 1960’s standard concrete garages. This centrally located brownfield site is highly accessible to local facilities. The development as a whole interrupts the character of this part of the Conservation Area. Redevelopment of the site with high quality, small scale infill housing development would not be similar to the Glebe Field development and should enhance the character of this part of the Conservation Area.</p> <p>A ground floor café or shop use for which there is local support would be acceptable within the development under Policy RNP4a and this</p>

			<p>should be mentioned in Policy RNP4 and its supporting text.</p> <p>Amend supporting text as follows: The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows: Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	<p>To lose the garage would be in contravention with point 1.0 of Vision.</p>	<p>91</p>	<p>The vision for sustainable development seeks to meet local housing need, sustain the local economy and improve the strong social fabric, whilst preserving and enhancing the distinctive heritage and village character and the valued landscape setting. In this case, the limited loss of employment has to be balanced against helping to</p>

			meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. Other designated employment sites are retained and encouraged including the option of a small shop/ café on this site.
	If the garage is viable I think it should remain - it gives the village a certain pulse.	92	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development could provide much needed homes and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings.
	Landowners interest for business to fail.	93	Noted
	The garage needs to be protected!	94	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would

			help meet local housing need and enhance the character of this part of the Conservation Area as well as the setting of the adjoining listed buildings.
	a) My wife has commented comprehensively on this. b) I am against Barham land being developed for obvious reasons!	95	Noted
	<p>Whilst I agree that at first glance the appearance of this “site” may be deemed to be in need of significant improvement I would like to raise the following points as to its asset to the Village of Rolvenden.</p> <ol style="list-style-type: none"> 1) Local people are employed at Cornex – if garage closed this would mean unemployment for local people. 2) The garage offers “safe storage” at the rear of the site for many local tradesmens vehicles – loss of this facility would have severe implications as there is nowhere else to securely leave their vehicles - ? further unemployment. 3) Cornex garage and its employees are in many ways an integral part of Rolvenden Village life. The fuel services are widely uses and the service department remains vibrant. The extra “help” also given to all residents in the Rolvenden area are greatly appreciated. 4) No 24 High Street has access to the rear garage on their property via the garage site – how would this be affected? 5) There is an underground watercourse running along the High Street with known wells at properties (eg no 10 & 24) No 18 has a cellar which is also affected by this watercourse <p>Both properties adjacent to the site are disparate in height, which in itself goes contra to section 5. In essence the close of Cornex Garage and its facilities would not be welcomed by residents. It is incomprehensible that the central essence of village life can be disrupted – is a Brown field site cheaper to purchase than small area of agricultural (property) land available.</p>	96	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area as well as the setting of the adjoining listed buildings. Rights of access will need to be settled as part of any redevelopment. The issue of underground watercourse is noted but is not an issue which has been raised by the Environment Agency or Ashford Borough Council. The responses received indicate overall support for this proposal.
	Adequate parking needs to be incorporated included visitors, even if this means reducing number of houses on the site.	97	Policy RNP4a) states: The site should incorporate adequate parking provision in order to avoid on street parking on the

			High Street.
	Hopefully the smaller scale of these homes will also allow for a garage for each property to offset extra parking along the crowded High Street.	98	Policy RNP4a) states: The site should incorporate adequate parking provision in order to avoid on street parking on the High Street.
	Any new homes should have off street parking/garages provided.	99	Policy RNP4a) states: The site should incorporate adequate parking provision in order to avoid on street parking on the High Street.
	Parking would be a large concern here, plus I think we need to support local businesses. What if a younger member of the community wanted to open a similar business in the future? This would be the perfect site	101	<p>Policy RNP4a) states: The site should incorporate adequate parking provision in order to avoid on street parking on the High Street.</p> <p>The existing garages on the site are leased by the owner and some are used as storage units and others as garages.</p> <p>Amend accompanying text as follows:</p> <p>Behind this, visible from the road, are two curved corrugated iron and cement storage structures along with a block of 1960's standard concrete garages some of which are used for storage and others as garages.</p> <p>Given the limited parking available in the High Street, well-screened off street parking should be provided within the development. In accordance with Policy RNP15, the redevelopment of the site should not result in an overall loss of</p>

			residential garages or parking spaces.
	Ensure off-road parking	102	Policy RNP4a) states: The site should incorporate adequate parking provision in order to avoid on street parking on the High Street.
	The garage is an asset to the village and should continue to exist.	104	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area as well as the setting of the adjoining listed buildings.
	With all extra housing can the services cope water, gas, electricity, sewage and schools! Police!	105	See responses to Infrastructure Section.
	Cornex Garage is a very important part of the village and should be kept as such, all the while that it is viable	108	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and

			enhance the character of this part of the Conservation Area as well as the setting of the adjoining listed buildings.
	There should definitely be no development until the current business closes.	109	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area as well as the setting of the adjoining listed buildings.
	This area should be protected to provide local employment in future development	112	Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area. A ground floor café or shop use for which there is local support would be acceptable within the development under Policy RNP4a and this

			<p>should be mentioned in Policy RNP4 and its supporting text.</p> <p>Amend supporting text as follows: The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows: Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	It would be a great blow to the village if the garage closed as many of the elderly use their servicers	113	The loss of this local service has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	Should only be considered if the garage bcomes non viable & closes naturally. Any development should definitely be in keeping with existing housing.	115	Noted
	If this means uncontrolled expansion – no. facility must be retained and general public availability maintained. this is a village asset	116	The allocation of this centrally located site for approximately 10 dwellings does not amount to

			uncontrolled expansion of the village. Whilst the site currently provides a local service, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing needs and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings.
	i understand that David & Edward Barham have no intention of closing the garage, which is very good news. i agree a new development would greatly enhance the village but jobs etc come first.	117	The site has been promoted for residential use by the land owner who considers the site deliverable during the Plan period up to 2030.
	Should this site become available due to retirement etc. then it would eventually be a good idea	119	Noted
	Could it not stay as a garage. Useful asset to the village. High street congested enough.	120	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. The current use generates traffic which would be replaced by the small scale development on this site.
	Rolvenden is the only village left in the areas with a working garage it would mean the loss of a essential service and loss of jobs. It contravenes the Rolvenden vision and should be resisted at all costs	124	The vision for sustainable development seeks to meet local housing need, sustain the local economy and improve the strong social fabric, whilst preserving and enhancing the distinctive heritage

			and village character and the valued landscape setting. In this case, the limited loss of employment has to be balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. Other designated employment sites are retained and encouraged including the option of a small shop/ café on this site.
	The garage is an amenity that should not be disposed of in this manner	125	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. The current use generates traffic which would be replaced by the small scale development on this site.
	If plan states it wants to preserve the village business – why are we closing the garage? Choose another site	128	The vision for sustainable development seeks to meet local housing need, sustain the local economy and improve the strong social fabric, whilst preserving and enhancing the distinctive heritage and village character and the valued landscape setting. In this case, the limited loss of employment has to be balanced against helping to meet local housing

			need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. Other designated employment sites are retained and encouraged including the option of a small shop/ café on this site.
	Ten houses seems excessive for the space/area. Parking (off road) would be essential, it should not be visible or impact on the High Street	134	Policy RNP4a seeks approximately 10 dwellings but any proposal must incorporate adequate parking provision in order to avoid on street parking on the High Street. New development should respond to the heritage assets and the distinctive characteristics of the High Street Character Area as set out in Appendix 1 and well screened parking to the rear of the site is sought.
	Number of houses appears excessive for area identified. Parking already problematic In High Street so design would need to allow for off road parking with no impact on High Street	135	Policy RNP4a seeks approximately 10 dwellings but any proposal must incorporate adequate parking provision in order to avoid on street parking on the High Street. New development should respond to the heritage assets and the distinctive characteristics of the High Street Character Area as set out in Appendix 1 and well screened parking to the rear of the site is sought.
	Our village is overcrowded with cars at present, further development here would result in more cars less garage pace + loss of employment	142	The current use generates traffic

			which would be replaced by the small scale development on this site. The loss of some local employment has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. Other designated employment sites are retained and encouraged including the option of a small shop/ café on this site.
	Cornex provide a service in the village that many people rely upon to be able to run a car	148	The loss of this local service has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	*If developed should be for commercial/small business to improve local employment not housing	149	The loss of some local employment has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. Other designated employment sites are retained and encouraged including the option of a small shop/ café on this site.
	Far too congested	150	The current use generates traffic which would be replaced by the small scale development on

			this site.
	The village does not want to lose the garage, all the surrounding villages have lost theirs	152	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. The current use generates traffic which would be replaced by the small scale development on this site. The responses received indicate overall support for this proposal.
	Brownfield site centrally located is ideal but not to preclude subsequent development behind at a later date nor site for a replacement village store.	155	Policy RNP4a states that access from the High Street to the rear of the site should allow for further small dwellings and well screened parking. A ground floor café or shop use for which there is local support would be acceptable within the development under Policy RNP4c and this should be mentioned in Policy RNP4 and its supporting text. Amend supporting text as follows: The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older

			<p>downsizing households. Amend Policy RNP7a as follows: Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	I understand the chance of development, and it would look good on the High Street, but the Cornex garage is a important asset to the village, and therefore I prefer that the garage stays	158	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. The current use generates traffic which would be replaced by the small scale development on this site. The responses received indicate overall support for this proposal.
	The future of Cornex garage should take priority before any development we need to preserve tn business and building as a main priority	160	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. The current use generates traffic which would be replaced by the small scale development on this site. The responses received indicate overall support for this proposal.

	I don't think Richard Smith has any intention of closing the garage	161	The site has been promoted for residential use by the land owner who considers the site deliverable during the Plan period up to 2030.
	Development of garage site has a detrimental affect on village life and local economy	162	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. The current use generates traffic which would be replaced by the small scale development on this site.
	Agree the plan will improve the village High Street but it would mean the loss of an important village service and loss of a business resulting in redundancies.	164	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape. The current use generates traffic which would be replaced by the small scale development on this site.
	High street is already congested with car parking dangerously on the corner near the bench	163	The current use generates traffic which would be replaced by the small scale development on this site.
	Perfect location. Close to schools. Would not affect aesthetics. Would not alter character	169	Noted
	It would lose Business for the village.	171	The loss of some local employment has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage

			and village character and the surrounding landscape. Other designated employment sites are retained and encouraged including the option of a small shop/ café on this site.
	Is there enough parking? As the High Street is already congested	172	<p>Policy RNP4a seeks approximately 10 dwellings but any proposal must incorporate adequate parking provision in order to avoid on street parking on the High Street. The existing garages on the site are leased by the owner and some are used as storage units and others as garages.</p> <p>Amend accompanying text as follows: Behind this, visible from the road, are two curved corrugated iron and cement storage structures along with a block of 1960's standard concrete garages some of which are used for storage and others as garages.</p> <p>Given the limited parking available in the High Street, well-screened off street parking should be provided within the development. In accordance with Policy RNP15, the redevelopment of the site should not result in an overall loss of residential garages or parking spaces.</p>
	Would each house be provided 2 parking spaces? I believe 1 parking space is not enough nowadays, particularly in a rural setting.	175	Parking will be required to meet

			Ashford Borough Council's Parking standards for rural areas.
	A development here could improve the look of the village but access may be a problem (on to the A28)	176	Environmental enhancements noted. The current use has an existing access to High Street and redevelopment of this small scale site is not considered by Kent County Council as highway authority to cause significant access issues.
	Strongly disagree that access via High Street. Access should be limited to Benenden Road.	177	Environmental enhancements noted. The current use has an existing access to High Street and redevelopment of this small scale site is not considered by Kent County Council as highway authority to cause significant access issues. Access via Benenden Road would cause significant environmental harm to the Conservation Area and Area of Outstanding Natural Beauty.
	The village needs a garage!!	178	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	Need a garage in village	184	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character

			and the surrounding landscape.
	Although Cornex have to replace their petrol tanks I still believe they are an asset just as a garage	185	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	Another amenity we need to keep	186	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	<p>Whilst the site will incorporate its own parking zones the city And entrance to the road from the High Street will have to restrict corner parking. Homeowners on the high street will have to park further along the high street. I can foresee a set of traffic lights and a pedestrian crossing with its zig zag no parking lines coming into view. A proper pedestrian crossing is needed particularly</p> <p>Adjacent to Korkers and Linklaters...where very soon there will be a serious accident . Particularly due to the high volume of pantechnican lorries on a daily basis. Going back to the corner garage turning, it is highly likely this will be used for lorry turning And thus cause potentially more accidents. I do not think the Planning committee has considered all of the implications</p> <p>I am also concerned that this new access route will be used as part of a future planning application to develop the woods or the field to the rear.</p>	09	Policy RNP4a states that any proposal must incorporate adequate parking provision in order to avoid on street parking on the High Street. The current use has an existing access to High Street and redevelopment of this small scale site is not considered by Kent County Council as highway authority to cause significant access issues and not one which would require traffic lights. The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation. An access road and associated traffic to serve the significant number of dwellings associated with a development

			on Inkerman Field would not be in keeping with the character of this part of the Conservation Area.
	<p>Cornex Site The plan rightly foresees the demise of Cornex and the development of the site. The building is unsightly and the business model shaky, particularly the future of the existing underground fuel tanks. Once the fuel license is withdrawn the business will fail. But meanwhile it is an integral and important part of village life, that I for one would miss hugely. Where else will our cars be serviced, by someone you know with a smile and where else provides attended fuel pumps. Rolvenden’s Cornex is a very charming anachronism. So when it closes, not if, should it be relocated? Are we to loose the facility outright? What suggestions does the Neighbourhood Plan have in this regard? I have not seen any mention of keeping this employment and service within the village, although the advent of new technology and electric cars will hasten its natural decline.</p>	09	<p>The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet local housing need and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings. The Neighbourhood Plan notes the planning permission granted for the change of use of 5030sqm of the 8120sqm to B2 and B8 Uses at Copfield poultry farm and this and conversions of other rural buildings provides alternative opportunities for additional business floorspace in the Plan area.</p>
	<p>Housing Cornex Site. The allocation of Cornex for development is very obvious, once the garage has closed. It troubles me that no consideration seems to have been given to the relocation of this business, but perhaps we assume that it will close, not relocate, within the next few years. The detail of the allocation does not mention the potential to link this site with Inkerman Field to the rear, one of the larger village sites that has been dismissed from this plan. To leave a way through seems a sensible requirement, to keep options open for the future. If Rolvenden was ever required to be allocated many more houses, Inkerman Field would provide as good a site as any to be</p>	09	<p>The Neighbourhood Plan notes the planning permission granted for the change of use of 5030sqm of the 8120sqm to B2 and B8 Uses at Copfield poultry farm and this and</p>

	<p>considered at the time and development could be done in phases, starting at either end. Although both sites are within my family's ownership at present, they are owned by different members of the family. Further divergence seems likely. A requirement for through access would at least keep options open and seems a sensible provision and precaution.</p>		<p>conversions of other rural buildings provides alternative opportunities for additional business floorspace in the Plan area. The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation. An access road and associated traffic to serve the significant number of dwellings associated with a development on Inkerman Field would not be in keeping with the character of this part of the Conservation Area.</p>
	<p>Provision should be made for the possible linking of this site to Inkerman Field, in order to keep our options open for the future.</p>	014	<p>The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation. An access road and associated traffic to serve the significant number of dwellings associated with a development on Inkerman Field would not be in keeping with the character of this part of the Conservation Area.</p>
	<p>If the garage were to close then this site should be made into a free car park, which is badly needed in the village and should include a public toilet. It is sometimes impossible to park in the village. On many occasions I have driven into the village only to return home as I couldn't park anywhere. Lack of parking means shop and pubs lose out on custom.</p>	016	<p>The provision of car parking on the High Street has the beneficial effect of providing convenient access to local shops and services as well as slowing down traffic contributing to the safety of pedestrians.</p>

			The Parish Council consider an extension to the layby at the southern end of the High Street within existing highway land and the provision of a village hall car park extension will assist local parking provision.
	Cornex Garage is an important part of the local community and does a valuable job for residents.	022	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	My children, like me at the same age, do not expect to live within the same area as their parents when they leave home. This has not been an expectation since medieval times when people didn't travel more than a few miles from there place of birth.	023	The Housing Needs Survey identifies local housing need of residents surveyed.
	We need the garage in the village.	024	The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	We think that this central location would be better utilised developed into some sort of assisted living, thus possibly freeing up other properties in the village for the first time buyers etc.?	026	The scale of site is unlikely to make an assisted living development viable and so this type of use has not been suggested.
	As long as there is sufficient car parking for both the current users and any future homes this is a good site.	027	Policy RNP4a states that any proposal must incorporate adequate parking provision in order to avoid on street parking on the High Street. The existing garages on the site are leased by the owner and some are used as storage units and

			<p>others as garages. Amend accompanying text as follows: Behind this, visible from the road, are two curved corrugated iron and cement storage structures along with a block of 1960's standard concrete garages some of which are used for storage and others as garages.</p> <p>Given the limited parking available in the High Street, well-screened off street parking should be provided within the development. In accordance with Policy RNP15, the redevelopment of the site should not result in an overall loss of residential garages or parking spaces.</p>
	Should be kept as a garage	029	<p>The loss of the garage has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.</p>

9.0	<p>Policy RNP4 b) Land to rear of Redwood, Tenterden Road, Rolvenden Site Area: 0.48ha. Approximate capacity: 10 dwellings Development Guidance: 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> <div data-bbox="260 589 1128 1088" style="text-align: center;"> <p>RPN4 b) r/o Redwood</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>45</td> </tr> <tr> <td>Agree</td> <td>98</td> </tr> <tr> <td>Neither</td> <td>35</td> </tr> <tr> <td>Disagree</td> <td>10</td> </tr> <tr> <td>Strongly Disagree</td> <td>16</td> </tr> <tr> <td>No Answer</td> <td>9</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	45	Agree	98	Neither	35	Disagree	10	Strongly Disagree	16	No Answer	9		
Response	Percentage																
Strongly Agree	45																
Agree	98																
Neither	35																
Disagree	10																
Strongly Disagree	16																
No Answer	9																
	Worried about new access road needed. Unsightly	3	The design of the access can be made acceptable.														
	More small scale dwellings including bungalows which Rolvenden is very short of	7	Noted.														
	Rather a deep incursion into the landscape, may compromise the adjoining field's wildlife.	26	It is accepted that there should be a buffer between the Sparkeswood Gill ancient woodland and the development. Add the following text to RNP7b) Development Guidance <i>Landscape and Open Space</i> as follows: A new landscape buffer of appropriate semi-natural habitat should be created between the development and the Sparkeswood Gill ancient woodland														
	At least proposed development would hopefully be hidden behind grass bank.	29	Noted														

	Would agree if needs must	37	Noted
	Agreed provide the entry/exit is not onto the A28 opposite Halden Lane.	44	Kent County Council as highway authority have raised no objection to this proposal.
	As long as the rural aspect is kept and further building not allowed on remaining field. Just concerned about impact of more traffic onto A28 opposite Halden Lane development.	72	<p>Policy RNP4b states that 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. In addition, it is accepted that there should be a buffer between the Sparkeswood Gill ancient woodland and the development. Add the following text to RNP7b)</p> <p>Development Guidance</p> <p><i>Landscape and Open Space as follows:</i></p> <p>A new landscape buffer of appropriate semi-natural habitat should be created between the development and the Sparkeswood Gill ancient woodland.</p> <p>Kent County Council as highway authority have raised no objection to this proposal.</p>
	Gatefield along with new estate going up is enough for that road into/out of Rolvenden	74	Kent County Council as highway authority have raised no objection to this proposal.
	Something better than Gatefield please!	92	This is a small scale proposal. Policy RNP4b states that new

			development should respond to the distinctive characteristics of the Gatefield Character Area as set out in Appendix 1 and that development should comprise small scale dwellings of generally two storeys in height.
	Guidance details should be adhered to strictly!	95	Noted
	This would not be too intrusive and environment but should be definitely kept to 10 dwellings	96	Noted
	No parking on the main road! Adequate parking within the development	97	Policy RNP4b states that the site should incorporate adequate parking provision.
	Hopefully the smaller scale of these homes will also allow for a garage for each property to offset extra parking along the crowded High Street.	98	Policy RNP4b states that the site should incorporate adequate parking provision.
	Any new houses should have off street parking/garages provided. If possible extra spaces for visitor parking.	99	Policy RNP4b states that the site should incorporate adequate parking provision.
	As long as there is ample parking provision. Each dwelling surely needs at least 2 parking spaces.	101	Policy RNP4b states that the site should incorporate adequate parking provision.
	With all extra housing can the services cope Water, gas, electricity, sewage, schools, doctors and hospitals!	105	See Infrastructure Section.
	Concern re entrance onto main road	112	Kent County Council as highway authority have raised no objection to this proposal.
	As the A28 is a very busy road, the access should be considered with great care, as this road has had many accidents over the years.	113	Accidents noted. Kent County Council as highway authority have raised no objection to this proposal.
	As shown on current map this is too large an area. Possibly as smaller area directly behind Redwood might be acceptable providing the number of houses were balanced to the smaller site	115	RNP4b only allocates land behind Redwood for housing development, not the entire 2ha site promoted by the landowner.
	Retain distinctive characteristics. particularly village envelopes	116	Noted.
	This is to be welcomed as on that side of the road only the owners of Redwood will be affected and wish to develop	117	Noted

	Less houses would be better on this particular site	119	National planning policy states that neighbourhood plans should optimise the potential of a site to accommodate development whilst responding to local character. In the knowledge that small scale dwellings are sought to meet local need, the allocation seeks to meet the national policy and local need by allocating the site for approximately 10 new homes at a density of approximately 20 dwellings per hectare.
	See enclosed letter listed in 'Additional Comments'	123	See Additional Comments
	This farm land is not farmed by the owner but houses provide a cash crop. It also provides a way into the Sparkeswood park site so the owners could all public services	124	The Rolvenden Potential Housing Development Site Assessment concluded that the Sparkeswood Park site was not suitable as a housing allocation.
	Agree with the policy – strongly disagree with the site on basis so much development this end of village and the traffic implications on A28	128	Kent County Council as highway authority have raised no objection to this proposal.
	Too many developments and change in this area of the village	129	The Rolvenden Potential Housing Development Site Assessment concluded that the site was suitable for limited development. The cumulative impact at the entrance to the village is not considered to cause significant harm.
	Providing traffic management is a top priority given the Halden development	149	Kent County Council as highway authority have raised no objection to this proposal.
	There has been enough development at this end of the village for the present	152	The Rolvenden

	which will also provide an entrance into Sparkeswood Park		Potential Housing Development Site Assessment concluded that the site was suitable for limited development. The cumulative impact at the entrance to the village is not considered to cause significant harm. The Assessment also concluded that the Sparkeswood Park site was not suitable as a housing allocation.
	It is crucial that local affordable homes for residents take priority over larger 5 & 6 bedroom properties which should not be permitted	160	Policy RNP5 requires the majority of development at this site to be 1 – 2 bedroom units.
	Too much development already in Tenterden	163	Noted
	Some thought could be given to allowing strip development along the A28 with access by the lay by previously granted when Korke Sausages applied for permission to move their factory. This would enhance and improve the lay by area pointed out in this report and with careful design could preserve the character of the village approach whilst still preserving the view 'V2' across to Sparkes Gill. Consultation with the landowner for limited development could result in measures to secure the remaining open space for the foreseeable future.	164	Development of further ribbon development at the entrance to the village would be likely to have an adverse impact on the AONB and the rural character of this eastern approach to Rolvenden.
	The view from my property is currently field & I enjoy to peace and tranquillity in my back garden. These 10 houses will ruin this completely. WHY SO MANY HOUSES	167	National planning policy states that neighbourhood plans should optimise the potential of a site to accommodate development whilst responding to local character. In the knowledge that small scale dwellings are sought to meet local need, the allocation seeks to meet the national policy and local need by allocating the site for approximately 10 new homes at a density of approximately 20 dwellings per hectare.

			Loss of private views is not a material planning consideration.
	Good possibility. Close to amenities.	169	Noted
	So long as the development is for small houses.	172	Policy RNP5 requires the majority of development at this site to be 1 – 2 bedroom units.
	Ribbon development preferable	173	National planning policy states that neighbourhood plans should optimise the potential of a site to accommodate development whilst responding to local character. The allocation seeks to meet the national policy and local need by stating that new development should respond to the distinctive characteristics of the Gatefield Character Area as set out in Appendix 1.
	Again – question of access (on to the A28)	176	Kent County Council as highway authority have raised no objection to this proposal.
	Too much housing along same stretch of A28	186	The Rolvenden Potential Housing Development Site Assessment concluded that the site was suitable for limited development. The cumulative impact at the entrance to the village is not considered to cause significant harm.
	Land to rear of Redwood. The access to this site will be very obtrusive, cutting up the small rise from A28. What consideration has been given to the preferred access route. Is Redwood to be demolished, the road to pass through its garden or through the field to the east? A stated preferred approach would be useful. I recognise that the site has merit and neatly fulfils the numbers sought by this plan, but I believe that a development of Windmill House Meadow would	09	An acceptable access can be achieved at the entrance to this site and it is not necessary for the Neighbourhood Plan to be prescriptive on

	<p>be more acceptable to the village and has not been given enough consideration. This would be on a reduced scale from that reviewed in the Potential Housing Development Site Assessment 2017 and would utilise an area at the South of the field, being approximately that part of the field within the conservation area. The opportunity to tidy up Windmill Farm House into a nice terrace and the potential for some commercial space on land to the rear is surely attractive, especially as it already has dual access on to Benenden Road. I immediately declare an interest in the Windmill House Meadow site, but I honestly believe that it has many merits over and above the Redwood site.</p>		<p>this matter. Whilst the Windmill House Meadow site was promoted as a potential housing allocation to the south with business development to the north, the entire site was assessed as a potential housing allocation. The Rolvenden Potential Housing Development Site Assessment concluded that no part of the Windmill House Meadow site was suitable as a housing allocation. Public consultation on the site has not shown support for its inclusion as a housing allocation.</p>
	<p>I am not happy with the choice of this site. it will require a significant new access road from the A28, although the development will be largely out of site, it is out of character not to build on a road frontage.</p>	014	<p>An acceptable access can be achieved at the entrance to this site.</p>
	<p>If this development goes ahead there is even more reason for a roundabout at the bottom of Halden Lane. It is a nightmare now and will only get worse.</p>	016	<p>Kent County Council as highway authority have raised no objection to this proposal or requested a roundabout.</p>
	<p>Yet another housing development which will require an access to the A28 when Holden field traffic will already be causing accidents not so far away!</p>	019	<p>Kent County Council as highway authority have raised no objection to this proposal.</p>
	<p>Concerns over entrance to village which would be a crossroads/roundabout. Preserves view for some but would impair that from Freshfields etc.</p>	020	<p>Kent County Council as highway authority have raised no objection to this proposal. Loss of private views is not considered a material planning consideration.</p>
	<p>Concern about the access, especially once the Halden Field development is completed. Will we end up with a roundabout on a crossroads at the entrance to the village?</p>	021	<p>Kent County Council as highway authority have raised no objection to this proposal or requested a roundabout.</p>

		<p>It is accepted that there should be a buffer between the Sparkeswood Gill ancient woodland and the development.</p> <p>Add the following text to RNP7b)</p> <p>Development Guidance</p> <p><i>Landscape and Open Space</i> as follows:</p> <p>A new landscape buffer of appropriate semi-natural habitat should be created between the development and the Sparkeswood Gill ancient woodland</p>

<p>10.0</p>	<p>Policy RNP4 c) Kingsgate Corner, Maytham Road / Frensham Road, Rolvenden Layne Site Area: 0.26ha. Approximate capacity: 4 dwellings</p> <p>Development Guidance: 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> <div data-bbox="304 815 1098 1294" data-label="Figure"> <table border="1"> <caption>RPN4 c) Kingsgate Corner Survey Results</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>63</td> </tr> <tr> <td>Agree</td> <td>99</td> </tr> <tr> <td>Neither</td> <td>24</td> </tr> <tr> <td>Disagree</td> <td>9</td> </tr> <tr> <td>Strongly Disagree</td> <td>9</td> </tr> <tr> <td>No Answer</td> <td>7</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	63	Agree	99	Neither	24	Disagree	9	Strongly Disagree	9	No Answer	7	
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Agree	99															
Neither	24															
Disagree	9															
Strongly Disagree	9															
No Answer	7															
	<p>Builder Peter Mann (of Tenterden) wanted to build here in the early 60's. It was condemned through being too wet. He also built the houses from Kingsgate Cottage to Dial Cottage, Frensham Road.</p>	7	Noted													
	<p>As it is the entrance to the Layne, and the first impression people see. Important that they are in keeping and tasteful to the surroundings.</p>	8	<p>Policy RNP4c seeks limited, small scale development which responds 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. In addition the treed and hedged site</p>													

			boundaries should be retained with open space retained on the site frontage to protect the open character at this entrance to the village.
	If done well it will be good.	14	Noted
	Very dangerous junction. Leave it empty and no grazing. This is not farming land. The land was put forward for housing. Keep turning it down	22	The Rolvenden Potential Housing Development Site Assessment concluded that the site was suitable for limited development. Kent County Council as local highway authority have raised no objection to this proposal and support access from Frensham Road as the required visibility on Maytham Road may be difficult to achieve. They consider vehicle speeds on this road are also likely to be higher than on Frensham Road.
	A small number of houses is a good idea and I would like to register an interest in one of these	23	Noted
	We filled in the Rolvenden Housing Needs survey and are one of the 38 who definitely need housing. We strongly agree with affordable housing here and would like to register our interest now please	25	Noted
	Would be a terrible blight at the start of the Village. The Village “feel plus look” will begin to disappear!!	29	Policy RNP4c seeks limited, small scale development which responds 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. In addition the treed and hedged site boundaries should be retained with open

			space retained on the site frontage to protect the open character at this entrance to the village.
	This seems like an appropriate site for a few houses.	35	Noted
	Think site totally unsuitable, not in keeping with properties nearby in Frensham Rd. Dangerous bend approaching village 30mph.	72	Policy RNP4c seeks limited, small scale development which responds 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. In addition the treed and hedged site boundaries should be retained with open space retained on the site frontage to protect the open character at this entrance to the village. Kent County Council as local highway authority have raised no objection to this proposal and support access from Frensham Road.
	A smaller amount of houses would better suit the Layne's charm.	74	National planning policy states that neighbourhood plans should optimise the potential of a site to accommodate development whilst responding to local character. In the knowledge that small scale dwellings are sought to meet local need, the allocation seeks to meet the national policy and local need by

			allocating the site for approximately 4 new homes at a density of approximately 15 dwellings per hectare.
	Take into consideration, road access for cars and reduce speed limit.	75	Kent County Council as local highway authority have raised no objection to this proposal and support access from Frensham Road.
	I agree with the policy, but see comments. I own Kingsgate Cottage, 17 th Century, Listed cottage adjacent to this site. I would not object to a terrace of four x 2 bed, two storey properties, or two x 2 semi-detached ones. However, please note the junction of Frensham Road/Maytham Road is dangerous – the sight lines are very bad and there have been accidents and near misses on the corner. Two double decker school buses turn into Frensham road twice daily during termtime, so siting of the access onto Frensham Road needs careful planning to allow for this. Contrary to the statements made about this site, there are drainage problems in Frensham Road as the sewer has been blocked from time to time and needed cleaning by Southern Water. Protected species <u>are</u> present – Hazel Dormice nests have been found in the east boundary hedge. There are Great Crested Newts in the pond, a Soprano Pipistrelle (bat) roost in Kingsgate Cottage and Slow Worms under the hedge. I appreciate that none of these constitute grounds for refusing Planning Consent but a full Protected Special survey will be required and appropriate mitigation measures included as a requirement of any Permission.	81	Support for policy noted. Drainage maintenance problems noted. Kent County Council as local highway authority have considered the proposed development in detail and raised no objection to this proposal. They support access from Frensham Road as the required visibility on Maytham Road may be difficult to achieve. They consider vehicle speeds on this road are also likely to be higher than on Frensham Road. Report of protected species noted and development should be made conditional on mitigation measures. Add the following text to Policy RNP7c: A habitat survey should be undertaken and satisfactory mitigation incorporated within any proposal.
	Not sure about the single vehicle access – people would turn onto Maytham Road anyway, surely	83	Kent County Council as local highway authority have considered the proposed

			development in detail and raised no objection to this proposal. They support access from Frensham Road as the required visibility on Maytham Road may be difficult to achieve. They consider vehicle speeds on this road are also likely to be higher than on Frensham Road.
	As the intention is to build mainly 2 bedroom dwellings on this site, I feel that 6 – 8 units would be viable with suitable landscaping/parking.	87	Provision of small scale dwellings noted. There are considerable constraints at this sensitively located site within the Conservation Area and at the entrance to the village. New development will need to be carefully integrated with the local character and should be set well back from the road with open space retained on the site frontage to protect the open character at this entrance to the village. The policy indicates some flexibility by specifying approximately 4 dwellings.
	No kitsch please!	92	Noted
	Seems to small.	101	The site provides a practical, contained area for development.
	The exit from Frensham onto Maythem Road is a dangerous one so more cars doing that increases the risk of collision.	102	Kent County Council as local highway authority have considered the proposed development in detail and raised no objection to this proposal. They support access from

			Frensham Road as the required visibility on Maytham Road may be difficult to achieve. They consider vehicle speeds on this road are also likely to be higher than on Frensham Road.
	I always thought this field was very wet in the winter and would cause problems	105	Drainage of this site is not an issue which has been raised by the Environment Agency or Ashford Borough Council.
	Would 4No dwellings be too many?	108	National planning policy states that neighbourhood plans should optimise the potential of a site to accommodate development whilst responding to local character. In the knowledge that small scale dwellings are sought to meet local need, the allocation seeks to meet the national policy and local need whilst enabling a well-designed development in this sensitive location for approximately 4 new homes at a density of approximately 15 dwellings per hectare.
	All 4 homes have to provide for minimum 2 cars per household & consideration for visitors cars. F Road has already reached full capacity of on street parking. During construction provision should be made for construction traffic and labourers parking that cannot impact on the residents and on Frensham Road plus surrounding area	112	Policy RNP4c) states: The site should incorporate adequate parking provision.
	Houses should be either two for three bedrooms	113	Policy RNP5 – seeks a majority of 1 or 2 bedroom dwellings on housing allocations in order to help meet local need.
	This is a small field. On no account should more than two pairs of semi-detached cottages, in keeping with surrounding housing, be built on such a small space.	115	National planning policy states that neighbourhood plans

			should optimise the potential of a site to accommodate development whilst responding to local character. In the knowledge that small scale dwellings are sought to meet local need, the allocation seeks to meet the national policy and local need whilst enabling a well-designed development in this sensitive location for approximately 4 new homes at a density of approximately 15 dwellings per hectare.
	Should respond? Or must respond. New development must fit existing standards	116	Noted
	A small development of four houses would fit in well with the existing houses at this location	124	Noted
	Dwellings must be in keeping with the overall village character & blend with existing buildings. Vehicle access is an issue	134	Design and Layout specifications should ensure the development fits well with the local character. Kent County Council as local highway authority have considered the proposed development in detail and raised no objection to this proposal. They support access from Frensham Road.
	Vehicle access problematic design of homes should be in keeping with village character & match existing fabric to blend in	135	Design and Layout specifications should ensure the development fits well with the local character. Kent County Council as local highway authority have considered the proposed development in detail

			and raised no objection to this proposal. They support access from Frensham Road.
	I think development here will spoil the appearance of the village as it is approached from Rolvenden and it will only enable another 4 dwellings which will do little to help reach the housing requirement	147	The Rolvenden Potential Housing Development Site Assessment concluded that the site was suitable for limited development. Design and Layout specifications should ensure the development fits well with the local character.
	Providing this is not used as a precedent for developing the field opposite below East Lodge the other side of Maytham Road	149	Noted
	Would need to be sensitively done & not over developed	151	Design and Layout specifications should ensure the development fits well with the local character and is limited to approximately 4 new homes at a density of approximately 15 dwellings per hectare
	Ideally this should be affordable housing suitable for local families or for people with local connections	152	The Neighbourhood Plan anticipates the provision of 20 affordable homes from sites under construction or allocated in the plan. In addition, The emerging Ashford Local Plan 2030 contains an enabling policy: HOU2 - Local needs / specialist housing which allows exception sites to be developed for affordable homes. A small development of 12 affordable homes was built in 2010 by the English Rural Housing Association on such a site at Glebe

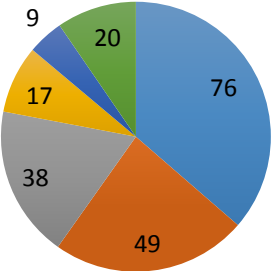
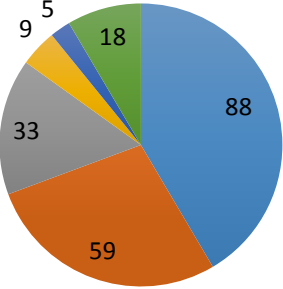
			Field, Rolvenden and, provided there was clear evidence to justify further affordable provision, a similar site could come forward under such an enabling policy in the future.
	I strongly disagree that Cornex Garage site is included for Housing. This is a valued business used by many in the village and always busy providing employment for 3 people. It has been part of the village for many years & is part of the village character! A real village not a theme park village	153	The loss of this local service has been balanced against helping to meet local housing need and preserving and enhancing the distinctive heritage and village character and the surrounding landscape.
	The Frensham Road junction is dangerous for emerging traffic & should be corrected to take account of traffic. Paths & drainage needs update	160	Kent County Council as local highway authority have considered the proposed development in detail and raised no objection to this proposal. They support access from Frensham Road. Drainage of this site is not an issue which has been raised by the Environment Agency or Ashford Borough Council.
	Careful consideration should be given to the design of this development because of its prominent visibility when entering the Layne.	164	Policy RNP4c seeks limited, small scale development which responds 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. In addition the treed and hedged site boundaries should be

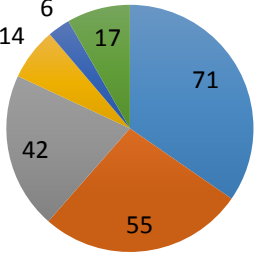
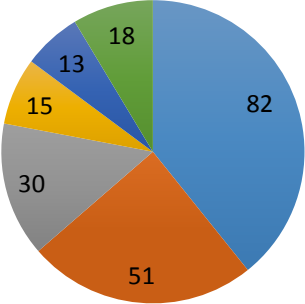
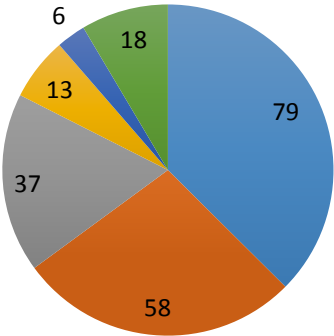
			retained with open space retained on the site frontage to protect the open character at this entrance to the village.
	Would ruin character and first impression of village + there are better sites.	169	The Rolvenden Potential Housing Development Site Assessment concluded that the site was suitable for limited development. Design and Layout specifications should ensure the development fits well with the local character.
	Will there be enough parking? And NO Street Lights.	172	Policy RNP4c) states: The site should incorporate adequate parking provision.
	Parking is also important otherwise Frensham Road will be used for parking.	175	Policy RNP4c) states: The site should incorporate adequate parking provision.
	Maybe too far from shops!	178	The limited scale of development ensures that the distance from the shops does not affect a significant number of households.
	I agree with the councils description of what would be allowed but think any development in this uniquely small quiet hamlet with its very rural feel, so rare in the south east, will be spoilt	179	Design and Layout specifications and the proposed limited scale of development should ensure the proposal fits well with the local character.
	Only concern is Conservation area. So near	185	The site lies within the Rolvenden Layne Conservation Area. Design and Layout specifications and the proposed limited scale of development should ensure the proposal fits well with the local character.
	A well designed development using traditional materials would fit well within the village and provide much needed housing. The site could take more than	011	There are considerable

	4 properties.		constraints at this sensitively located site within the Conservation Area and at the entrance to the village. Dwellings using traditional materials (such as brick and tile hanging) should face, but be set well back from, the road with open space retained on the site frontage to protect the open character at this entrance to the village. The policy indicates some flexibility by specifying approximately 4 dwellings.
	Obvious place to build	016	Noted
	This could be a positive development if above criteria enforced.	020	Noted
	<p>Important points raised in guidance which, if adhered to, could produce a pleasant development for the Layne.</p> <p>Would have to be very tasteful and in keeping with the character of the Layne. It would be the first thing seen at the entrance to the Layne instead of the impressive Wesley House which is a fantastic building to set off the village. Screening vital. It could be even more difficult to exit Frensham Rd onto Maytham Rd. This is already a problem.</p>	021	<p>Noted. There are considerable constraints at this sensitively located site within the Conservation Area and at the entrance to the village. Dwellings using traditional materials (such as brick and tile hanging) should face, but be set well back from, the road with open space retained on the site frontage to protect the open character at this entrance to the village. Kent County Council as local highway authority have raised no objection to this proposal and support access from Frensham Road.</p>
	The approach to the Layne from the Streyte is a very special one and should not be spoilt by development on that corner.	022	There are considerable constraints at this sensitively located site within the

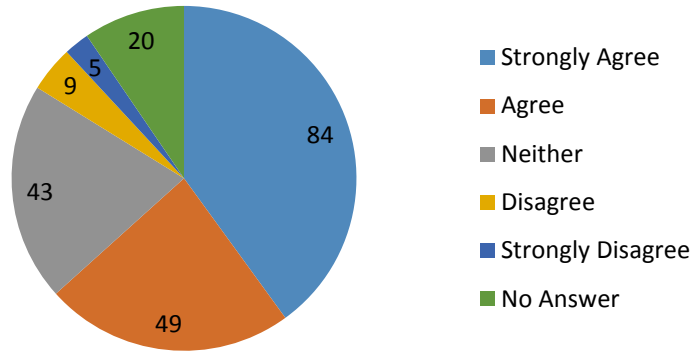
			<p>Conservation Area and at the entrance to the village. Dwellings using traditional materials (such as brick and tile hanging) should face, but be set well back from, the road with open space retained on the site frontage to protect the open character at this entrance to the village. Kent County Council as local highway authority have raised no objection to this proposal and support access from Frensham Road.</p>
	<p>OK....a row of cheap "distinctively designed affordable houses" opposite Wesley House...hmmm that will look nice!</p>	023	<p>There are considerable constraints at this sensitively located site within the Conservation Area and at the entrance to the village. Dwellings using traditional materials (such as brick and tile hanging) should face, but be set well back from, the road with open space retained on the site frontage to protect the open character at this entrance to the village. No affordable housing is anticipated on this site.</p>
	<p>Not appropriate for the village approach.</p>	024	<p>The Rolvenden Potential Housing Development Site Assessment concluded that the site was suitable for limited development. Design and Layout specifications should ensure the development fits well with the local</p>

			character.
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11.0	<p>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. <i>[see Folder showing maps of each site and the assessment details]</i>. Do you agree or disagree that the following sites should NOT be allocated for housing?</p>															
R1	<p>Land opposite West Lodge, west side Hastings Rd</p> <div data-bbox="248 434 1107 891" style="border: 1px solid black; padding: 10px; text-align: center;"> <h3>Site opp. West Lodge (R1)</h3>  <table border="1" data-bbox="842 568 1082 846"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>76</td> </tr> <tr> <td>Agree</td> <td>49</td> </tr> <tr> <td>Neither</td> <td>38</td> </tr> <tr> <td>Disagree</td> <td>17</td> </tr> <tr> <td>Strongly Disagree</td> <td>9</td> </tr> <tr> <td>No Answer</td> <td>20</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	76	Agree	49	Neither	38	Disagree	17	Strongly Disagree	9	No Answer	20	Agreement not to allocate noted.
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R2	<p>Inkerman Field, south of Benenden Rd</p> <div data-bbox="253 1021 1102 1491" style="border: 1px solid black; padding: 10px; text-align: center;"> <h3>Inkerman Field (R2)</h3>  <table border="1" data-bbox="815 1128 1054 1464"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>88</td> </tr> <tr> <td>Agree</td> <td>59</td> </tr> <tr> <td>Neither</td> <td>33</td> </tr> <tr> <td>Disagree</td> <td>9</td> </tr> <tr> <td>Strongly Disagree</td> <td>5</td> </tr> <tr> <td>No Answer</td> <td>18</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	88	Agree	59	Neither	33	Disagree	9	Strongly Disagree	5	No Answer	18	Agreement not to allocate noted.
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R4	<p>Larger site adjoining Redwood, south of Tenterden Rd</p> <div data-bbox="252 192 1099 622" style="border: 1px solid black; padding: 10px; text-align: center;"> <h3>Large Field adj Redwood (R4)</h3>  <table border="1" data-bbox="836 309 1075 591"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>71</td> </tr> <tr> <td>Agree</td> <td>55</td> </tr> <tr> <td>Neither</td> <td>42</td> </tr> <tr> <td>Disagree</td> <td>14</td> </tr> <tr> <td>Strongly Disagree</td> <td>6</td> </tr> <tr> <td>No Answer</td> <td>17</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	71	Agree	55	Neither	42	Disagree	14	Strongly Disagree	6	No Answer	17	Agreement not to allocate noted.
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R5	<p>Windmill Meadow, north of Benenden Rd</p> <div data-bbox="264 750 1090 1245" style="border: 1px solid black; padding: 10px; text-align: center;"> <h3>Windmill Meadow (R5)</h3>  <table border="1" data-bbox="826 898 1066 1180"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>82</td> </tr> <tr> <td>Agree</td> <td>51</td> </tr> <tr> <td>Neither</td> <td>30</td> </tr> <tr> <td>Disagree</td> <td>15</td> </tr> <tr> <td>Strongly Disagree</td> <td>13</td> </tr> <tr> <td>No Answer</td> <td>18</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	82	Agree	51	Neither	30	Disagree	15	Strongly Disagree	13	No Answer	18	Agreement not to allocate noted.
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R6	<p>Sparkeswood Park, east of Sparkeswood Estate</p> <div data-bbox="261 1368 1093 1895" style="border: 1px solid black; padding: 10px; text-align: center;"> <h3>Sparkeswood Park (R6)</h3>  <table border="1" data-bbox="826 1529 1066 1821"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>79</td> </tr> <tr> <td>Agree</td> <td>58</td> </tr> <tr> <td>Neither</td> <td>37</td> </tr> <tr> <td>Disagree</td> <td>13</td> </tr> <tr> <td>Strongly Disagree</td> <td>6</td> </tr> <tr> <td>No Answer</td> <td>18</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	79	Agree	58	Neither	37	Disagree	13	Strongly Disagree	6	No Answer	18	Agreement not to allocate noted.
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No Answer	18															
R7	<p>Dallens, Frogs Lane, Rolvenden Layne</p>	Agreement not to allocate noted.														

Dallens- south Frogs Lane (R7)

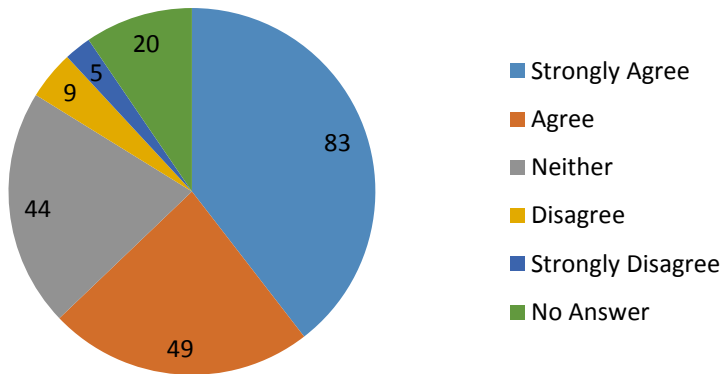


8

Land North of Frogs Lane, Rolvenden Layne

Agreement not to allocate noted.

Land north. of Frogs Lane (R8)

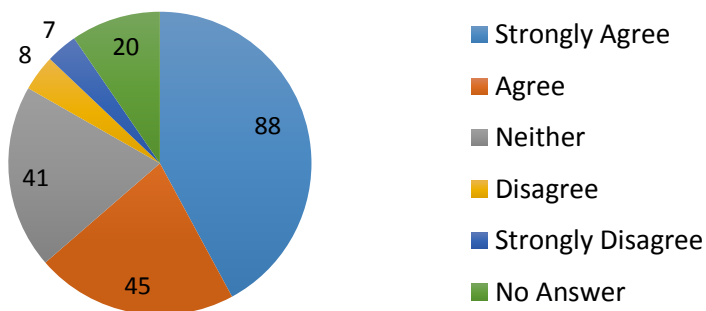


R10

South Field, Thornden Lane, Rolvenden Layne

Agreement not to allocate noted.

South Field Thornden Lane (R10)



R11	<p>Thornden Field (north), Thornden Lane, Rolvenden Layne</p> <div data-bbox="245 199 1109 696" style="border: 1px solid black; padding: 10px; text-align: center;"> <h3>Thornden Field north (R11)</h3> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>90</td> </tr> <tr> <td>Agree</td> <td>45</td> </tr> <tr> <td>Neither</td> <td>40</td> </tr> <tr> <td>Disagree</td> <td>5</td> </tr> <tr> <td>Strongly Disagree</td> <td>7</td> </tr> <tr> <td>No Answer</td> <td>19</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	90	Agree	45	Neither	40	Disagree	5	Strongly Disagree	7	No Answer	19	Agreement not to allocate noted.	
Response	Percentage																
Strongly Agree	90																
Agree	45																
Neither	40																
Disagree	5																
Strongly Disagree	7																
No Answer	19																
	Further consultation for all sites	4	Regulation 15 Neighbourhood Plan will provide the opportunity for further consultation on the Neighbourhood Plan.														
	We all know villages are becoming bigger. As long as the houses are built within the character of the village and do not take over.	13	Noted														
	Rolvenden needs housing but let's not turn it into a town with no character.	14	Noted														
	Don't fill all our green spaces with bricks and mortar	15	Noted														
	Too many sites will completely change the character of the Village. A long sprawling mix of dwellings on every approach to the Village.	19	Noted														
	There seem to be rather a lot of them!	35	Noted														
	Agree that the following sites should <u>not</u> be allocated for housing at this time.	42	Noted														
	These sites not appropriate for the foreseeable future.	53	Noted														
	All these sites are in AONB and totally unsuitable.	72	Noted														
	Why is this written as a 'double negative'?	86	The question is appropriately framed for sites not promoted by the Parish Council.														
	I feel the Benenden Road approach to the village is one of the best and should be protected from further development.	87	The Neighbourhood Plan does not propose development on the Benenden approach.														
	Roads, parking and services are already over-loaded.	95	Noted														
	Keep the fields green. Livestock looks better	105	Noted														
	Rolvenden Layne has been increased by approx 25% in my short time here. That should be enough new dwellings. Development has never been considered south of Tenterden and nor should it be!	108	Noted														
	I am not too familiar with these sites, hence my weak response, though the question above (11.00) demands realistic development. Consultation is important	116	Noted														
	If these developments go ahead Rolvenden will become an urban sprawl	124	Noted														
	No housing should be built on any of these sites	145	Noted														
	I understand the pressure for new housing. Would fulfilment then add more pressure in later years. Can Rolvenden agree a cap with Ashford?	155	Further significant growth would be likely														

			to increase future local housing needs.
	Far too much development if all allowed. A few for affordable housing is acceptable. (up to 12 houses only)	163	Noted
	It depends on the size of the houses. We do not want more light pollution and cars invading our village. Also Tenterden Medical Centre is already stretched.	172	Noted
	Would need to see detailed planning applications.	176	Noted
	If the Parish Council want to see evidence of how to ruin the character of the local environment, look no further than Tenterden.	022	Noted
	No to all of the above. People chose to live in Rolvenden for many reasons and over development isn't one of them. If the lack of affordable housing is perceived as a problem, why hasn't the Halden Field site been dedicated to just that instead of a mixed bag of houses...a missed opportunity!	023	Noted
	No further development.	024	Noted
R1-6	With 40 houses (in Halden Field) no further building should be allowed in Rolvenden Streyte). Any further developments should be confined to the Layne.	177	<p>The Housing Needs Survey identifies local housing need. The Neighbourhood Plan promotes two small scale housing sites in Rolvenden and a single small site in Rolvenden Layne. It is accepted that Rolvenden Layne is served by poor public transport and is located over 1.5km from most day to day facilities at Rolvenden and is connected by a steep road and footpath which restricts pedestrian and cycle links. The Planning Strategy should acknowledge this distinction.</p> <p>Add the following to Section 4 - Planning Strategy:</p> <p>Rolvenden is served by a number of day to day services such as a primary school; shops; public houses; community buildings and recreation space. Two small scale housing sites are allocated in the village.</p>

			Other than the recreation ground, Rolvenden Layne has no day to day services. The village is served by poor public transport, is located over 1.5km from facilities at Rolvenden and is connected by a steep road and footpath which restricts pedestrian and cycle links. For these reasons, a single small housing allocation is made in Rolvenden Layne.
R2	R2 not needed now, but keep option open via Cornex in the future.	3	The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation. An access road and associated traffic to serve the significant number of dwellings associated with a development on Inkerman Field would not be in keeping with the character of this part of the Conservation Area.
R2	With the Windmill and the Church in the background, this is the iconic view of Rolvenden and this must be preserved at all costs.	84	Noted
R2	The main problem is the degree of visual blight. R2 is possible with careful use of hedges, trees, etc. And also retaining an area of grassland behind the High Street frontage.	99	The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation.
R2	It is to be noted that the landowner has planted trees on the boundary which in future will eventually block the approaching view from Benenden between Saxbys and the Church which the Conservation Officer has always said must be protected. Most of Inkerman Field is also in the Rolvenden Conservation Area. It is also to be noted that the landowner has removed the single gate at Regent St. and replaced it with a large double padlocked gate and a walkers gate, all ready for the development!	117	The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing

			allocation.
R2	Building here would lead to too many houses on each site, unacceptable growth which could open the way to further development creep	119	The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation.
	See enclosed letter listed in 'Additional Comments'	123	See Additional Comments
R2	Possible as close to central axis.	155	The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation.
R2	Affects us very badly	186	Noted
R2	R2 Inkerman Field is not for now but may be useful to Rolvenden in the future, so make sure it is linked via Cornex now.	014	The Rolvenden Potential Housing Development Site Assessment concluded that the Inkerman Field site was not suitable as a housing allocation. An access road and associated traffic to serve the significant number of dwellings associated with a development on Inkerman Field would not be in keeping with the character of this part of the Conservation Area.
R2, R5	I feel that the Benenden Road approach to the village is one of the best and should be protected from further development.	87	The Neighbourhood Plan does not propose development on the Benenden approach.
R4	R4 already have Taylor Wimpey estate opposite, so makes sense to look at options opposite too.	25	The Rolvenden Potential Housing Development Site Assessment concluded that the entire site adjacent to Redwood , Tenterden Road was not suitable as a housing allocation but allocates land to the rear of Redwood. .

R4	Little impact of entering village. The main problem is the degree of visual blight. If buildings set back from the road and hedges retained this would make little impact on entering the village, especially in view of Halden Field development. Parking on the main road would need to be restricted (single yellow line?).	99	The Rolvenden Potential Housing Development Site Assessment concluded that the entire site adjacent to Redwood , Tenterden Road was not suitable as a housing allocation but allocates land to the rear of Redwood. .
R5	R5 you might consider <u>just</u> the South Road facing frontage of Windmill Meadow.	3	Whilst promoted as a potential housing allocation to the south with business development to the north, the entire site was assessed as a potential housing allocation. The Rolvenden Potential Housing Development Site Assessment concluded that no part of the Windmill House Meadow site was suitable as a housing allocation. Public consultation on the site has not shown support for its inclusion as a housing allocation.
R5	R5 could be developed in front section.	26	Whilst promoted as a potential housing allocation to the south with business development to the north, the entire site was also assessed as a potential housing allocation. The Rolvenden Potential Housing Development Site Assessment concluded that no part of the Windmill House Meadow site was suitable as a housing allocation. Public consultation on the site has not shown support for its inclusion as a housing

			allocation.
R5	R5 would be infill so seems the better site. It also already has footpath, access to bus routes. Also it would make the village feel less built up.	74	Whilst promoted as a potential housing allocation to the south with business development to the north, the entire site was also assessed as a potential housing allocation. The Rolvenden Potential Housing Development Site Assessment concluded that no part of the Windmill House Meadow site was suitable as a housing allocation. Public consultation on the site has not shown support for its inclusion as a housing allocation.
R5	Put all the houses in the windmill meadow, all in one site This question is worded very badly and is difficult to answer. Was this deliberate?	128	Whilst promoted as a potential housing allocation to the south with business development to the north, the entire site was also assessed as a potential housing allocation. The Rolvenden Potential Housing Development Site Assessment concluded that no part of the Windmill House Meadow site was suitable as a housing allocation. Public consultation on the site has not shown support for its inclusion as a housing allocation.
R5	You can see which sites I do not think are suitable and please read the attached regarding the front of Windmill Meadow: The front part of Windmill Meadow would provide a site similar in size to Cornex, close to the village and in safe walking distance along a footpath beside the Benenden Road which has far less traffic than the main road through the village. It would not adversely effect residents of Regent Street like building on the Inkerman Field. TO them the development would be to the left and in front of the industrial units at Windmill Farm and should extend no further back	152	The Rolvenden Potential Housing Development Site Assessment concluded that the Windmill House Meadow site was not suitable as a housing allocation. See Infrastructure

	<p>than these units. Residents of Regent Street will still have the village playing field in front of their houses.</p> <p>Driving out of the village along the Benenden Road their will still be an open view across the top of Inkerman Field (hedge?) and the field in front of Saxbys, coming into the village people will look across the open fields towards the church and will tend not to notice the development.</p> <p>It can be in the form of a cul-de-sac which should have a terrace to provide more affordable housing.</p> <p>Also, one wonders what will happen to the housing market with all the proposed and planned developments, last week a couple of major house agents announced disappointing results confirming that the market is grinding to a halt with astronomical process caused by ultra low interest rates and quantative easing following the 2008 crash.</p> <p>In addition, what about the services like water, electricity, surgeries and hospitals, will they be able to cope when one considers what is already being built locally</p>		section.
R5	Very destructive of the charm of the area	179	Noted
R5	Whilst the whole of R5 would not be a good thing, limited development of the road frontage, possibly with Commercial development and utilising the access and combining with a new sports pavilion should be considered, in preference to Redwood, R4	014	Whilst promoted as a potential housing allocation to the south with business development to the north, the entire site was also assessed as a potential housing allocation. The Rolvenden Potential Housing Development Site Assessment concluded that no part of the Windmill House Meadow site was suitable as a housing allocation. Public consultation on the site has not shown support for its inclusion as a housing allocation.
R6	Vehicular access via Pix Lane could be problematic, as it is already fairly busy + narrow.	98	Noted. The entire site was promoted for development and the Rolvenden Potential Housing Development Site Assessment concluded that the site at Sparkeswood Park was not suitable as a housing allocation.
R6	Pixs Lane unsuitable for extra traffic. The main problem is the degree of visual blight. R6 would create the least for the village, but access – even if that end of Pix’s Lane were widened – would be awkward.	99	Noted. The entire site was promoted for development and the Rolvenden Potential

			Housing Development Site Assessment concluded that the site at Sparkeswood Park was not suitable as a housing allocation.
R7/8	Re: R7 and R8: Frogs Lane is too narrow, poorly surfaced to sustain increased traffic. It is a quintessential country lane and part of our heritage. The land is agricultural and in constant use to raise sheep: harvest hay and grow crops	139	Noted. The Rolvenden Potential Housing Development Site Assessment concluded that the sites at Dallens and Land north of Frogs Lane were not suitable as housing allocations.
R7/8	Frogs lane itself could not support additional traffic. Would ruin farming and ecosystem. Rolvenden is much more sensible.	169	Noted. The Rolvenden Potential Housing Development Site Assessment concluded that the sites at Dallens and Land north of Frogs Lane were not suitable as housing allocations.
R7-11	Rolvenden layne should remain protected. There are plenty of better sites.	170	The Neighbourhood Plan promotes a single small site in Rolvenden Layne. It is accepted that Rolvenden Layne is served by poor public transport and is located over 1.5km from most day to day facilities at Rolvenden and is connected by a steep road and footpath which restricts pedestrian and cycle links. The Planning Strategy should acknowledge this distinction. Add the following to Section 4 - Planning Strategy: Rolvenden is served by a number of day to day services such as a primary school; shops; public houses; community buildings

			<p>and recreation space. Two small scale housing sites are allocated in the village. Other than the recreation ground, Rolvenden Layne has no day to day services. The village is served by poor public transport, is located over 1.5km from facilities at Rolvenden and is connected by a steep road and footpath which restricts pedestrian and cycle links. For these reasons, a single small housing allocation is made in Rolvenden Layne.</p>
R10	R10 used to be a nursery. Perfect site for new housing in line with area.	25	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field, Thornden Lane was not suitable as a housing allocation.
R10	South Field, Thornden Lane would be an absolutely ridiculous site to consider for housing. It is central to the character of the Layne to keep the view and the open space.	021	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field, Thornden Lane was not suitable as a housing allocation.
R10/11	Views from well used playing fields would be lost completely if Thornden sites were developed	50	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field and North Field , Thornden Lane was not suitable as a housing allocation.
R10/11	R10 & R11 would be detrimental to the rural character of Thornden Lane. Thornden Lane is outside the main hub of the village and is designated ?? & AONB. Access too narrow & distant from village centre. Same applies to R7 and R8	134	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field and North Field ,

			Thornden Lane was not suitable as a housing allocation.
R10/11	Thornden Lane schemes R10 and R11 would negatively impact on rural character of the lane which is designated FLA and AONB. Narrow access prohibitive & too far from village centre and its facilities to justify; also applies to R7 and R8 proposal	135	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field and North Field, Thornden Lane was not suitable as a housing allocation.
R10/11	R10 & R11 would allow the construction of a significant number of houses without damaging the look of the village and enable the housing quota to be met with the minimum impact to Rolvenden or Rolvenden Layne	147	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field and North Field, Thornden Lane was not suitable as a housing allocation.
R10/11	If developed would block views over the countryside enjoyed by walkers on the Bridal Paths which goes along Thornden Lane. The lane is mostly privately owned & maintained & is not wide enough for increased traffic	151	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field and North Field, Thornden Lane was not suitable as a housing allocation.
R10/11	Thornden Lane is congested enough already.	016	The Rolvenden Potential Housing Development Site Assessment concluded that the South Field and North Field, Thornden Lane was not suitable as a housing allocation.
R1/3	<p>We have made numerous submissions to both Ashford BC Local Plan and to the Parish Council setting out the suitability of my clients Brownfield site at Copfield Farm, Hastings Rd, Rolvenden for housing. This site has the capacity to deliver approximately 45 dwellings including the Borough Councils required affordable housing contribution. Copfield Farm is not included in the RNP "Potential Housing Development Sites Assessment" carried out in 2017. A new site policy should be included in the NP with the following policy guidelines.</p> <p>New Housing Policy: Copfield Farm, Hasting Rd, Rolvenden.</p> <p>The land west of Hasting Rd is proposed for residential development for up to 45 dwellings. Development proposal shall:</p> <p>a) limit development to the existing development footprint area of the sites existing use;</p>	187	The Potential Housing Development Site Assessment, 2018 states: "The Steering Group contacted landowners by phone and email with a final call for site submissions to be submitted for the Neighbourhood Plan by 26 November 2015. A number of sites were promoted for both residential and

<p>b) deliver 40% of the dwellings as affordable units;</p> <p>c) retain and enhance the existing vegetation along the boundaries of the site;</p> <p>d) create a strong landscape edge along the western boundary to lessen the visual impact of development and enhance biodiversity within the site;</p> <p>f) use the existing access or create a new access onto Hastings Rd;</p> <p>e) appropriate open/amenity space provision should be integrated as part of the development; and</p> <p>g) provide a sustainable transport plan for the site which would improve public transport from the site.</p> <p>Alternatively, the site has the potential to deliver a mixed use of residential and B1 employment use (suitable within a residential area). The redevelopment of the Copfield Farm site should be considered in preference to the two green field sites suggested in the plan; at the rear of Redwood, Tenterden Rd and Kingsgate corner.</p>	<p>light industrial use. They have been appraised in this document for their potential for housing development. Although promoted for residential use, Copfield Farm was considered too remote as a sustainable housing allocation and more appropriate as a site for business uses.’</p> <p>The promoter is proposing redevelopment and so effectively seeking to establish a new housing development of a substantial scale in the countryside. Sustainable transport options, particularly public transport and walking, are considered unrealistic to serve this site. Residential development in this location would not promote sustainable development. This is particularly the case for a development of potentially 45 dwellings – the largest seen in the Parish for several decades. The proposed affordable housing would be remote from facilities. The objections to residential development in this location would apply equally to the residential element of a mixed use scheme. In line with the Potential Housing Development Site Assessment, 2018, the</p>
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			site is more appropriate as a site for business uses for which it has planning consent.														
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>Policy RNP5 – Dwelling Size</p> <p>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.</p> <p>Proposals for residential development on the Housing Site Options identified in Policy RNP5 will be permitted if they incorporate a majority of 1 or 2 bedroom dwellings.</p> <div data-bbox="256 837 1096 1265" data-label="Figure"> <table border="1"> <caption>RNP5 - Dwelling size</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>83</td> </tr> <tr> <td>Agree</td> <td>88</td> </tr> <tr> <td>Neither</td> <td>15</td> </tr> <tr> <td>Disagree</td> <td>5</td> </tr> <tr> <td>Strongly Disagree</td> <td>8</td> </tr> <tr> <td>No Answer</td> <td>4</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	83	Agree	88	Neither	15	Disagree	5	Strongly Disagree	8	No Answer	4		
Response	Percentage																
Strongly Agree	83																
Agree	88																
Neither	15																
Disagree	5																
Strongly Disagree	8																
No Answer	4																
	Affordable homes are of major concern and needed	4	Noted														
	Smaller homes and badly needed bungalows.	7	Noted														
	Hopefully family housing is adequate as Village needs young blood to help it continue.	19	Noted														
	Lack of starter homes or a step up the ladder is causing people to leave the area.	25	Noted														
	*. Surely, to bring wealth into the village, it is more important to build a few larger houses?	29	The majority of new houses at Halden Fields are larger houses. The Housing Needs Survey highlighted the importance of housing for the younger age group and the need for the older age group to downsize. The latter would release larger houses onto the market.														
	We need housing for first time buyers for younger Rolvenden residents.	35	Noted														

	More 1,2 & 3 bed houses. NOT 5 or 6 bed houses, the village does not need these, only affordable houses.	36	Noted
	Economics – larger more expensive properties (not mixed) tend to generate revenue and work opportunities for village life. ³¹ It is important to cater for both young and old people wishing to live in Rolvenden. Smaller properties will aid both categories.	69	The Housing Needs Survey highlighted the importance of housing for the younger age group and the need for the older age group to downsize.
	As long as properties are for residents and not sold as second homes for letting purposes	72	There are not a significant number of second homes in the Parish.
	They should be restricted to one or two bedroom dwellings only, fitting local needs.	81	Noted
	Two/three bedroomed/parking and gardens to play in are most important	84	Noted
	I feel that the obvious need for smaller dwellings for young people & downsizers should be addressed so that the community retains a diversity of age groups.	87	The Housing Needs Survey highlighted the importance of housing for the younger age group and the need for the older age group to downsize. Policy RNP5 aims to focus on this need.
	A good mixture of house sizes makes for a more varied community.	91	Noted
	I agree there may be need for a number of 1 – 2 bedroom houses, but not “the majority”.	92	The majority of new houses at Halden Fields are larger houses. The Housing Needs Survey highlighted the importance of housing for the younger age group and the need for the older age group to downsize. The latter would release larger houses onto the market.
	Why one-bedroomed accommodation? Think again on this one!	95	The Housing Needs Survey revealed a need for 1 bedroom dwelling from 10 local households.
	However I feel that the policy of building one bedroom dwellings should be re-assessed, I feel two bedrooms dwellings are more indicative of a stable growing population	96	The Housing Needs Survey revealed a need for 1 bedroom dwelling from 10 local households.
	I think most people moving to Rolvenden and most people my age living here want at least 3 bed affordable houses.	101	The Housing Needs Survey revealed that 71% of need was for 1 or 2 bedroom homes.

	Please do not build too many houses in one small area. I am sure it will cause social unrest	105	The Neighbourhood Plan promotes generally small scale sites distributed around the villages.
	1 and 2 bedroom low cost housing for young locals as well as disabled housing	112	Noted
	Proposals should be for 2-3 bedroom houses on all minor or infill sites. Smaller houses but not smaller plots!	113	The Housing Needs Survey revealed that 71% of need was for 1 or 2 bedroom homes.
	I think one bedroom dwellings too small, two three bedrooms are more suitable for peoples needs.	115	The Housing Needs Survey revealed that 26% of need was for 1 bedroom units and 71% was for 1 or 2 bedroom homes.
	Acceptance of dwelling site not to be abused nor minor development disregarded	116	Noted
	Cheaper starter homes for young familys also for elderly	120	Noted
	The Rolvenden vision for affordable housing is not working. The developers and planners are providing high density high profit houses. The words affordable homes is being used to get planning permission	124	Most of the identified need for additional affordable housing within 5 years identified in the Rolvenden Housing Needs Survey will be met by the current commitment of 14 affordable dwellings at Halden Fields. Further supply is likely to be provided on the housing allocations for 10 dwellings; the opportunity to develop an exception housing site as previously by the English Rural Housing Association on such a site at Glebe Field, Rolvenden and through turnover of the existing social housing stock (113 dwellings at 2011).
	If we allow developments – make sure developers only build 1-2 bedroom houses – not 6 bedrooms	128	Noted
	I cannot understand why 4, 5 and 6 bedroom houses are considered necessary at Halden Field. This has no connection with the housing crisis	133	Noted
	More low cost housing given affordable 80% of average value for area (£400,000) 320,000 fir 1 or 2 bedroom dwellings to expensive for young local working families. Also single storey for aging and or disabled residents	149	The Housing Needs Survey highlighted the importance of housing for the younger age

			group and the need for the older age group to downsize. Policy RNP5 aims to focus on this need and the section on affordable housing illustrates how additional affordable homes will be brought forward using Ashford Borough Council policies.
	A great pity this was not followed at Halden Field no doubt as this would affect profit for developers	150	The Neighbourhood Plan had little weight at the time the Halden Fields planning application was considered. Even so, the Parish Council managed to argue for a greater number of smaller units in the approved scheme.
	Supported if the majority of the houses are for local demand – smaller houses are required like terrace properties, advantages – lower price and running costs –traditional within parts of the village	152	Noted
	My personal opinion is that smaller 3 bedroom houses would be more welcomed than 1 bedroom houses	158	The Housing Needs Survey revealed that 71% of need was for 1 or 2 bedroom homes.
	Survey showed 3+ bedrooms not needed	163	The Housing Needs Survey revealed that 71% of need was for 1 or 2 bedroom homes and that there was significantly less demand for 3+ bedroom housing.
	It is all very well encouraging 1 / 2 bedroom housing but this would have to go hand in hand with allowing greater densities than that proposed otherwise you would finish up with very un-affordable units because of the cost of development.	164	The density at the brownfield Cornex site at the centre of the village is proposed at 50dph. The remaining two sites are at the edge of the villages in sensitive locations and are proposed at lower densities to allow for sufficient open space and landscaping.
	BUT WHY is Halden field 3 or more? It should have been 1 & 2	167	The Neighbourhood Plan had little weight at the time the Halden

			<p>Fields planning application was considered. Even so, the Parish Council managed to argue for a greater number of smaller units in the approved scheme. At referendum, the Neighbourhood Plan will carry great weight and once adopted the plan must be used in law to determine planning applications in Rolvenden Parish. It will become part of the Development Plan alongside the Borough Council's Local Plan.</p>
	<p>Won't this encourage large garden owners to put a dwelling on their land to cash in!</p>	<p>172</p>	<p>The Planning Strategy accepts that windfall sites will come forward over the Plan period. No policy explicitly enables windfall development within the built-up confines of Rolvenden and Rolvenden Layne.</p> <p>Add new Policy RNP6 – Small scale residential development within the built-up confines of Rolvenden and Rolvenden Layne</p> <p>Small scale residential development such as infilling; redevelopment, conversion or extension will be permitted within the built-up confines of Rolvenden and Rolvenden Layne, as defined in Maps 3 and 4, providing there would be no conflict with Policies RNP1, 2, 3, 9, 10, 12 and 13.</p> <p>This ensures that small</p>

			scale development, including that on garden land, will need to meet the design criteria set out in Policy RNP1. Renumber subsequent policies
	Smaller affordable starter homes for our children & grandchildren	185	Noted
	I think also that any new build houses should only be sold to local people and not as second homes to Londoners. This is happening too often in Rolvenden Layne.	016	Noted although there are not a significant number of second homes in the Parish.
	Yes there should be smaller dwellings but as soon as a family have their 3rd child they are shipped out to Ashford because there's nothing locally affordable to our hardworking families in the village	019	Noted. The existing social housing stock (113 dwellings at 2011) should offer some local choice for growing families.
	Wish there was a way to ensure they would be lived in rather than occasional weekend homes.	020	Noted although there are not a significant number of second homes in the Parish.
	Will they stay 1 or 2 bedrooms or will applications be put in to enlarge them almost immediately?	021	The main demand is for 1 – 2 bedroom homes and, should the design allow for satisfactory adaption to house a growing family, this will add flexibility to the housing stock in meeting evolving needs.
	Who carried out the Rolvenden Housing Needs Survey? I don't know anyone in the village who would have identified a need for more 1-2 bedroom homes.	022	Rolvenden Parish Council carried out the Housing Needs Survey in the Parish.
	Why are the Halden Field houses being built at this size, when according to your survey, which I disbelieve, the need is for smaller properties. How many more sites do we have to suffer before the developers get it right?	024	The Neighbourhood Plan had little weight at the time the Halden Fields planning application was considered. Even so, the Parish Council managed to argue for a greater number of smaller units in the approved scheme. At referendum, the Neighbourhood Plan will carry great weight and once adopted the

			<p>plan must be used in law to determine planning applications in Rolvenden Parish. It will become part of the Development Plan alongside the Borough Council's Local Plan. The Housing Needs Survey revealed that 71% of need was for 1 or 2 bedroom homes and that there was significantly less demand for 3+ bedroom housing.</p>
	<p>Developers like larger house with more bedrooms so they can charge more regardless of local need so this policy is essential.</p>	027	Noted

	Response
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Local Economy

(bold indicates recommended amendments to text)

13.0

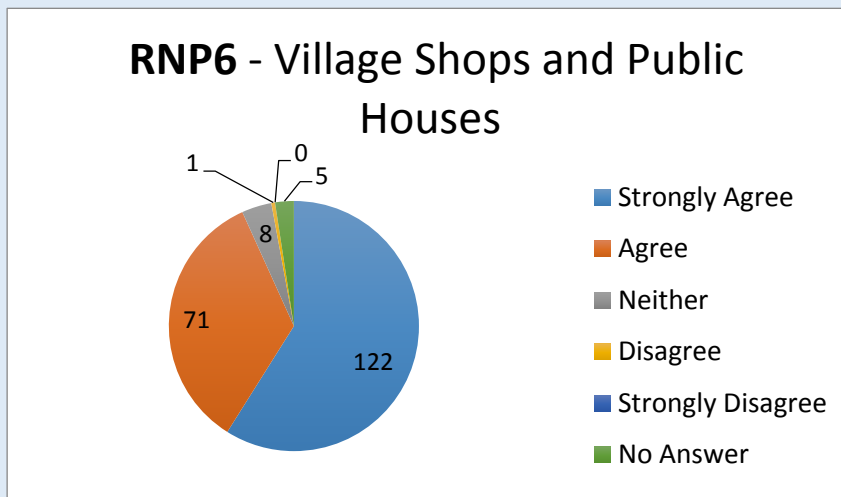
The Neighbourhood Plan emphasises the importance of the village shops and public houses as key facilities which provide an economic and social focus for the villages.

Policy RNP6 – Village Shops and Public Houses

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.

b) Extensions to existing shops and public houses will be permitted.

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.



Village shop continuation should be supported.

4

Noted

It is important to the community to support the shop and pubs and maybe incentives for local residents.

8

Noted

Do not let the Village shop go. If it does, take up Benenden scheme and becomes owned and run by Village people. It is a lifeline.

19

Noted

Agree and would encourage more businesses to Rolvenden such as a tea shop and fish and chip shop etc.

25

Policy RNP6 permits proposals for the change of use of premises to shop (A1) or restaurant/ café (A3) within Rolvenden High Street and Regent Street, Rolvenden. A ground floor café or shop use for which there is local support would be acceptable within this policy and this should

			<p>be mentioned in Policy RNP4a and its supporting text.</p> <p>Amend supporting text as follows:</p> <p>The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows:</p> <p>Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	Hopefully, pubs plus shop will continue to thrive. * See comments above ... With larger houses built, hopefully bring families with more wealth ... The shop and pubs will benefit in the long run	29	Noted
	Crucial for the health of the village	33	Noted
	Need to keep our shops and pubs, more shops would be welcome if they fit in, which the village need.	36	Policy RNP6 permits proposals for the change of use of premises to shop (A1) or restaurant/ café (A3) within Rolvenden High Street and Regent Street, Rolvenden. A ground

			<p>floor café or shop use for which there is local support would be acceptable within this policy and this should be mentioned in Policy RNP4a and its supporting text.</p> <p>Amend supporting text as follows:</p> <p>The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows:</p> <p>Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	Every effort should be made to keep the shops and pubs	37	Noted.
	Especially with the number of extra houses being built in Tenterden, the facilities there will become stretched, and the local shops and pubs are likely to become all the more essential. *MAP16 is missing the Star ! No 9 is where Cornex is.	42	MAP16 does show the location of the Star PH correctly. Cornex Garage lies three properties to the south
	We need a community café.	75	Policy RNP6 permits proposals for the change of use of

			<p>premises to shop (A1) or restaurant/ café (A3) within Rolvenden High Street and Regent Street, Rolvenden. A ground floor café or shop use for which there is local support would be acceptable within this policy and this should be mentioned in Policy RNP4a and its supporting text.</p> <p>Amend supporting text as follows:</p> <p>The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows:</p> <p>Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	<p>Just keeping the Shop will not help the Parish and Parish councillors must be encouraged to use the shop and garage. Without customers they will not survive. Too few villagers use the Shop now. Each year it gets harder.</p>	84	Noted
	<p>A cafe like the one at Benenden is a great idea.</p>	102	Policy RNP6 permits

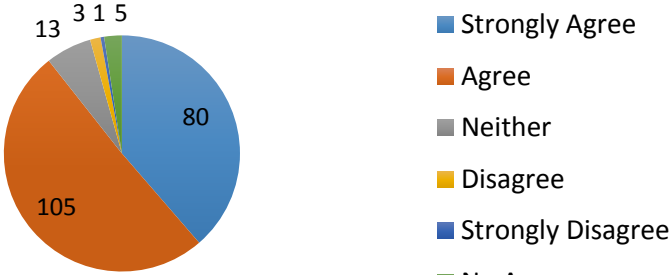
			<p>proposals for the change of use of premises to shop (A1) or restaurant/ café (A3) within Rolvenden High Street and Regent Street, Rolvenden. A ground floor café or shop use for which there is local support would be acceptable within this policy and this should be mentioned in Policy RNP4a and its supporting text.</p> <p>Amend supporting text as follows:</p> <p>The site is located amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows:</p> <p>Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	No mention of Cornex Garage, which is an essential local economy. Are the local economy sites providing employment for local people ie Rolvenden	112	Cornex Garage is not a shop (Use Class A1)

	inhabitants		and is therefore not mentioned in this policy.
	Existing shop size retained and range of facilities encourage. We must have a village community with a heart.	116	Noted
	I pray that Linklaters will find a buyer or the heart will go out of this village	117	Noted
	Village shop is important to attract people to village	120	Noted
	Change of use A1 A3 may cause more parking problems. The street & Regents Street are already over congested	124	It is likely that there is on street parking associated with existing uses in High Street and Regent Street and that a change of use would rely on using the same parking provision. The streets suffer some congestion at peak times but are essential as the economic and social focus for the villages.
	I agree with points a) and b) but disagree with point c) as an uncontrolled increase in competition is likely to adversely impact on existing business and could result in their failure and therefore the loss of both the new and existing businesses. If change of use is sought serious consideration to over supply must be given. A3 uses within close proximity of established residential dwelling is not desirable	126	<p>The supporting text notes that, if viable, small additional units such as a café may come forward. It is unlikely that the market will over-provide. Local planning authorities must determine applications on planning grounds and should not seek to prevent competition between different operators. Café use (A3) seems to have local support. The supporting text should make it clear that a café would have to ensure no significant adverse effect on residential amenity.</p> <p>Add to supporting text as follows: All extensions and alterations and new uses such as a café will be subject to a careful assessment of</p>

			their impact on the Conservation Area and, where applicable, listed buildings in accordance with Policy RNP1 - Design and Conservation as well as the residential amenity of adjoining residents.
	I agree with points a) and b) but disagree with point c. Any new A1 or A3 premises should only be granted if a need can be established and there will be no negative impact on the existing business. If competition increases then the viability of the existing business will be adversely affected and could result in loss of both the new and existing business. A3 use should be resisted in predominantly residential areas	127	<p>The supporting text notes that, if viable, small additional units such as a café may come forward. It is unlikely that the market will over-provide. Local planning authorities must determine applications on planning grounds and should not seek to prevent competition between different operators. Café use (A3) seems to have local support. The supporting text should make it clear that a café would have to ensure no significant adverse effect on residential amenity.</p> <p>Add to supporting text as follows: All extensions and alterations and new uses such as a café will be subject to a careful assessment of their impact on the Conservation Area and, where applicable, listed buildings in accordance with Policy RNP1 - Design and Conservation as well as the residential amenity of adjoining residents.</p>
	Extensions to be very closely regulated to fit in with a rural village	133	The supporting text makes it clear that all

			extensions and alterations will be subject to a careful assessment of their impact on the Conservation Area and, where applicable, listed buildings in accordance with Policy RNP1 - Design and Conservation.
	I consider it important that the remaining shops within our village should be retained as to service use where possible	142	Noted
	*See comments about Cornex development **Difficult to determine!! The facility or owner who run it? – the local need most important	149	Noted
	We are lucky to have a few shops and public houses left, I can remember when Rolvenden was self sufficient – they need supporting	152	Noted
	Where any shop/business is deemed financially unviable the Parish Council should be given first refusal to purchase as a community scheme	160	The Parish Council could consider registering a shop as an asset of community value separate from the Neighbourhood Plan.
	Allow the community to buy / crowd fund if the pub/village shop not financially viable	163	The Parish Council could consider registering a shop as an asset of community value separate from the Neighbourhood Plan.
	I agree particularly if they incorporate tennager/young person facilities, snooker table etc.	177	Noted
	I think it's a great pity that Rolvenden has no café. & any developments in the village centre should be subject to the provision of one. Lonliness is a chronic problem of modern society but while we have 2 pubs there is nowhere suitable for ordinary residents to meet in the daytime. I often see - for example – old ladies braving the cold sitting on benches etc. presumably in the need of company. This would surely also be a lifeline for young mothers, single people etc. Look at the success of Benenden!	179	Policy RNP6 permits proposals for the change of use of premises to shop (A1) or restaurant/ café (A3) within Rolvenden High Street and Regent Street, Rolvenden. A ground floor café or shop use for which there is local support would be acceptable within this policy and this should be mentioned in Policy RNP4a and its supporting text. Amend supporting text as follows: The site is located

			<p>amongst village facilities and a café or shop use, for which there is local support, within the ground floor of one of the buildings is encouraged. The location and scale of development make this site suited to small dwellings suitable for younger families and older downsizing households.</p> <p>Amend Policy RNP7a as follows:</p> <p>Development should comprise small scale dwellings of generally two storeys in height using traditional materials (including white weather boarding). A ground floor café or shop use within one of the buildings is encouraged.</p>
	I think it is very important to retain as many local services in the village as possible. The closure of Pubs and local shops is detrimental to the village and adds more traffic to an overburdened transport system.	011	Noted
	As said before all the commercial premises suffer from lack of car parking in the village.	016	Noted.
	The loss of village shops and pubs should be fought at all costs. If there is a suggestion they could be used for re-development, they will all disappear.	023	Noted
	These facilities are central to the community and must be protected at all costs.	024	Noted
	Necessary to retain business viability.	027	Noted

14.0	<p><i>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.</i></p> <p>Policy RNP7 – Retention, intensification and regeneration of existing principal business sites</p> <p>The following existing principal 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:</p> <table border="0"> <tr> <td>Copfield Farm</td> <td>Cherry Garden Farm</td> </tr> <tr> <td>Halden Lane Farm</td> <td>Halden Place</td> </tr> <tr> <td>Korkers Factory, High Street</td> <td>Maytham Farm</td> </tr> <tr> <td>Rawlinson Farm</td> <td>Windmill Farm</td> </tr> </table> <p>Regeneration and intensification will be permitted at these sites for business uses provided:</p> <ol style="list-style-type: none"> the amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected; the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated; and sufficient on-site parking would be provided for staff and delivery vehicles <div data-bbox="236 936 1117 1413" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>RNP7 - Existing Principal Business sites</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>80</td> </tr> <tr> <td>Agree</td> <td>105</td> </tr> <tr> <td>Neither</td> <td>13</td> </tr> <tr> <td>Disagree</td> <td>3</td> </tr> <tr> <td>Strongly Disagree</td> <td>1</td> </tr> <tr> <td>No Answer</td> <td>5</td> </tr> </tbody> </table> </div>	Copfield Farm	Cherry Garden Farm	Halden Lane Farm	Halden Place	Korkers Factory, High Street	Maytham Farm	Rawlinson Farm	Windmill Farm	Response	Count	Strongly Agree	80	Agree	105	Neither	13	Disagree	3	Strongly Disagree	1	No Answer	5	
Copfield Farm	Cherry Garden Farm																							
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No Answer	5																							
	I think you missed a few sites. Hole Park (former sewage works).	<p>3</p> <p>The wording of RNP7 should be revised for clarity. The Neighbourhood Plan recognises the principal existing sites in the plan area which comprise groups of permanent buildings with business uses such as offices and workshops. Halden Place (which covers Halden Place Oast; Halden Place Calf Pens and Halden Place</p>																						

			<p>Great Barn) is specifically listed in RNP8. The Granary, Halden Lane Farm is a group of permanent buildings and should be listed as one of the principal business sites in the parish. The former sewage works in Halden Lane comprises a modern open-sided barn and a small brick building and is not considered a principal business site.</p> <p>Add text to RNP10 for clarification: Halden Place (comprising Halden Place Oast; Halden Place Calf Pens and Halden Place Great Barn) Add The Granary, Halden Lane Farm to the existing principal business sites in Policy RNP10.</p>
	Cornex Garage ?	4	<p>The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development could help meet the local need for housing and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings. Petrol filling stations and selling</p>

			and/or displaying motor vehicles do not fall within any planning use class and are considered 'sui generis' rather than business use whereas motor repairs may fall within B2 Use Class - General industrial and the Neighbourhood Plan has not sought to retain the use in this location. The responses received indicate overall support for the residential allocation of this site.
	Important that road network has the capacity for additional traffic.	64	Criterion b of the policy requires that the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated.
	Why no mention of the Cornex Garage? A business that should be retained and encouraged.	82	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet the local need for housing and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings. Petrol filling stations and selling and/or displaying

			motor vehicles do not fall within any planning use class and are considered 'sui generis' rather than business use whereas motor repairs may fall within B2 Use Class - General industrial and the Neighbourhood Plan has not sought to retain the use in this location. The responses received indicate overall support for the residential allocation of this site.
	Encourages businesses to <u>fail</u> so housing can be built. Not in the village interest	93	The policy does not encourage businesses to fail.
	Emphasise b)	95	Noted
	A dormitory concept must not be pursued	116	Noted
	The World of Water & copfield site is a accident black spot change of use will cause more accidents	124	Criterion b of the policy requires that the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated. In respect of the grant of consent for change of use (B2 & B8) at Copfield KCC, the Highway Authority, did not require any road improvement
	Korkers factory should be made into houses which would benefit the village by reducing delivery lorries to the site	146	This site is one of the largest employers in the Parish and is therefore significant in terms of local job provision. The site owner has not made the site available for residential development.
	I feel Korkers factory should be redeveloped as houses which would help reduce the heavy lorry traffic in the village. The other sites should be retained	147	This site is one of the largest employers in the Parish and is therefore significant in terms of local job

			provision. The site owner has not made the site available for residential development.
	So why has the Cornex Garage site not included in existing business site	149	The site has been promoted for residential use by the land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet the local need for housing and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings. Petrol filling stations and selling and/or displaying motor vehicles do not fall within any planning use class and are considered 'sui generis' rather than business use whereas motor repairs may fall within B2 Use Class - General industrial and the Neighbourhood Plan has not sought to retain the use in this location. The responses received indicate overall support for the residential allocation of this site.
	Hopefully this will encourage and allow more local businesses and employment	152	Noted
	Local Economy Map 18 page 43. This plan would seem to omit several employment sites. 1 Cornex in Village centre 2 Halden Place Great Barn and Calf Pens. You have identified The House settlement. Please note there are 3	09	The Cornex site has been promoted for residential use by the

	<p>parts to Halden Place. 3 Hole Park. 16 people work here on a regular basis. Surely that makes us an employment site? 4 Sewage works site. Halden Lane. This former grey land is currently a commercial woodyard, but could host other activities. Whilst no-one currently works there full time, 3 forestry related businesses are based there. I request that the above sites are added to Map 18 please. However, I can see you may prefer to leave Cornex out of RNP7, because to include it would put it at odds with suggestion to turn this to residential. But for the sake of fairness, why is Cornex deemed to be residential when it closes and yet Korkers is designated as Employment. Probably we accept that when Korkers eventually relocate it will be residential too?</p>	<p>land owner. This centrally located brownfield site is highly accessible to local facilities. Whilst the site currently provides some limited local employment, in the longer term its redevelopment with high quality, small scale infill housing development would help meet the local need for housing and enhance the character of this part of the Conservation Area and the setting of the adjoining listed buildings. Petrol filling stations and selling and/or displaying motor vehicles do not fall within any planning use class and are considered 'sui generis' rather than business use whereas motor repairs may fall within B2 Use Class - General industrial and the Neighbourhood Plan has not sought to retain the use in this location. The responses received indicate overall support for the residential allocation of this site. The wording of RNP8 should be revised for clarity. The Neighbourhood Plan recognises the principal existing sites in the plan area which comprise groups of permanent buildings with business uses such as offices and workshops. Halden Place (which covers</p>
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			<p>Halden Place Oast; Halden Place Calf Pens and Halden Place Great Barn) is specifically listed in RNP8. The Granary, Halden Lane Farm is a group of permanent buildings and should be listed as one of the principal business sites in the parish. The former sewage works in Halden Lane comprises a modern open-sided barn and a small brick building and is not considered a principal business site.</p> <p>Add text to RNP10 for clarification: Halden Place (comprising Halden Place Oast; Halden Place Calf Pens and Halden Place Great Barn) Add The Granary, Halden Lane Farm to the existing principal business sites in Policy RNP10.</p>
	<p>You have omitted several employment areas, notably Former Sewage Works on Halden Lane: Halden Place Calf Pens, Halden Place Great Barn, Hole Park</p>	<p>014</p>	<p>The wording of RNP should be revised for clarity. The Neighbourhood Plan recognises the principal existing sites in the plan area which comprise groups of permanent buildings with business uses such as offices and workshops. Halden Place (which covers Halden Place Oast; Halden Place Calf Pens and Halden Place Great Barn) is specifically listed in RNP7. The Granary, Halden Lane Farm is a group of permanent buildings and should</p>

			<p>be listed as one of the principal business sites in the parish. The former sewage works in Halden Lane comprises a modern open-sided barn and a small brick building and is not considered a principal business site.</p> <p>Add text to RNP10 for clarification: Halden Place (comprising Halden Place Oast; Halden Place Calf Pens and Halden Place Great Barn) Add The Granary, Halden Lane Farm to the existing principal business sites in Policy RNP10.</p>
	<p>As we know from personal experience that the council DO NOT take ANY account of neighbouring residential occupiers amenity and tranquility into consideration when allowing intensification for business purposes i am STRONGLY AGAINST THIS PRINCIPLE.</p>	025	<p>Criterion a) of the policy states that proposals should ensure that the amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected;</p>
	<p>As per previous comments, we are concerned that the conservation office does not have the resources to ensure that any development does not affect the setting of a listed building. It follows therefore that there is concern that the well meaning statement "The amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected" won't be properly addressed.</p>	026	<p>Noted</p>
	<p>I think the Parish Council should not adopt a policy to support business intensification without clear knowledge of what businesses are involved. This was not the case with Copfield Farm. Also point 1 should be strengthened as the word significantly renders the statement meaningless</p>	029	<p>The type of business proposed will need to be specified by the applicant and fall into one of the planning Use Classes. Policy criteria can then be applied in judging the appropriateness of that type of business.</p>

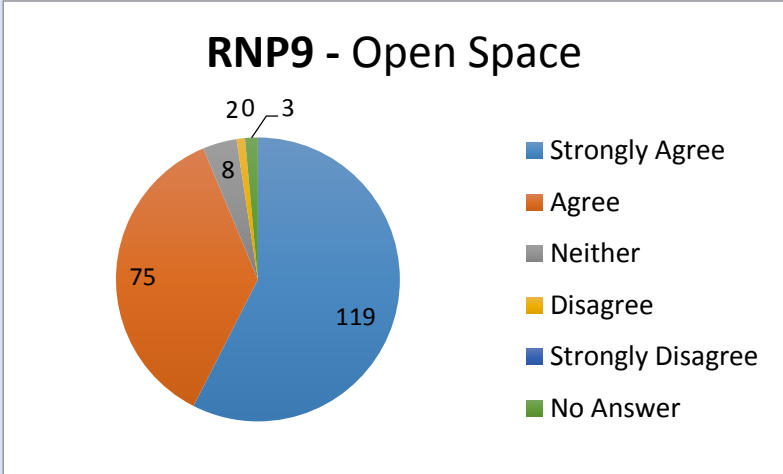
<p>15.0</p>	<p><i>Rural business and tourism are encouraged in the Neighbourhood Plan through the re-use of existing rural buildings.</i></p> <p>Policy RNP8 - Conversion of rural buildings to business use; tourist accommodation or tourist attraction</p> <p>Proposals to convert rural buildings to business use at Copfield Farm will be permitted.</p> <p>Proposals to convert rural buildings to business use and tourist accommodation or attractions will be permitted provided:</p> <ol style="list-style-type: none"> the building does not require complete or substantial reconstruction; the building is of a permanent and substantial construction; the amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected; the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated; and sufficient on-site parking would be provided for staff and delivery vehicles <div data-bbox="264 719 1088 1272" data-label="Figure"> <table border="1"> <caption>RNP8 - Rural Business & Tourism</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>67</td> </tr> <tr> <td>Agree</td> <td>112</td> </tr> <tr> <td>Neither</td> <td>21</td> </tr> <tr> <td>Disagree</td> <td>6</td> </tr> <tr> <td>Strongly Disagree</td> <td>1</td> </tr> <tr> <td>No Answer</td> <td>4</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	67	Agree	112	Neither	21	Disagree	6	Strongly Disagree	1	No Answer	4	
Response	Count															
Strongly Agree	67															
Agree	112															
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	<p>New Business Floor Space. Pg 44 & 45 The Plan seems to have overlooked the existing consent to develop Halden Place Oast into commercial use. Consent 16/01210/AS applies, together with associated Listed Building consent. It may interest you to know that the prospective tenant has been here only this week pleading with me to proceed with this. I have commented above about the need to build business place along with dwellings and that the Business survey 2015 could not have recorded businesses wanting to relocate into the village. They do want to be in Rolvenden, attracted by a pleasant area and local facilities. I believe a more proactive approach to providing business space at all levels is needed. Windmill Farm would easily accommodate some additional workshops or Offices, built behind the development of the road frontage for houses? Please consider this proposal.</p>	<p>09</p> <p>The wording of RNP7 should be revised for clarity. The Neighbourhood Plan recognises the principal existing sites in the plan area which comprise groups of permanent buildings with business uses such as offices and workshops. Halden Place (which covers Halden Place Oast; Halden Place Calf Pens and Halden Place Great Barn) is specifically listed in RNP7. Add text to RNP10 for clarification: Halden</p>														

			<p>Place (comprising Halden Place Oast; Halden Place Calf Pens and Halden Place Great Barn).</p> <p>The Neighbourhood Plan has to strike a balance between enabling appropriate business sites and other sustainability factors. The parish is not close to major centres of population or well connected to important infrastructure. There are also environmental limitations. Revealed need from local businesses is low. Business uses on the Windmill House Meadow would raise similar issues to those raised in connection with a potential housing allocation on the site and it is not considered suitable as a business allocation.</p>
	Anything that brings economy to the Village	19	Noted
	Convert existing rural buildings to housing. Not tourist accommodation <u>please.</u>	25	National planning policy enables isolated dwellings where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. The Neighbourhood Plan policy seeks to encourage tourist accommodation to add to the tourism spend in the area.
	Providing parking space is made available, Rolvenden has no public car park for visitors ?.	44	Policy RNP5e only allows development if sufficient on site parking would be provided for staff and delivery vehicles.

			There should also be sufficient parking for visitors and this should be added to the requirement. Add to Policy RNP10 and RNP11 as follows: e) sufficient on-site parking would be provided for visitors , staff and delivery vehicles
	Parking and the rural network (d & e) are most important	46	Noted
	The footprint of the building should be the only requirement.	60	There are other important planning requirements for such development.
	As above - Important that road network has the capacity for additional traffic .	64	Criterion d of the policy requires that the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated.
	Change from rural use to business use. Again encourages business to <u>fail</u> as then can be developed for housing Copfield farm in an area of outstanding natural beauty, and road access dangerous for housing development.	93	The policy does not encourage businesses to fail.
	[No] Because it would increase traffic use on an already dangerous road!	94	Criterion b) of the policy requires that the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated.
	Emphasise c) d) e)	95	Noted
	Hopefully employing local people	112	Noted
	The above policy I do not agree with as set out in (a-e), as this was never put into action when half crown barn was developed.	113	The policy has little weight until the Neighbourhood Plan reaches the later stages of the process.
	What about development of property (old wagon shed) attached to Half Crown Cottage which appears to fall down on all the above provisions. Why was this allowed!!!	114	The policy has little weight until the Neighbourhood Plan reaches the later stages of the process.
	The problem lies in the policy not being upheld in practice as seems too often to be the case	115	The policy has little weight until the Neighbourhood Plan reaches the later

			stages of the process.
	Rural conversions must be carefully pursued. Road accessibility must be genuine and fixed	116	Noted. Criterion d of the policy requires that the rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated.
	The Copfield site should be retained as agricultural buildings when converted you could end up with car breakers and scrap merchants using the site	124	Planning permission was granted for the change of use of 5030sqm of the 8120sqm to B2 and B8 Uses at Copfield poultry farm prior to the Neighbourhood Plan. It is therefore unnecessary for the policy to repeat that proposals to convert rural buildings to business use at Copfield Farm will be permitted. Delete: Proposals to convert rural buildings to business use at Copfield Farm will be permitted from Policy RNP11.
	Providing no substantial structure added to building permanently or temporarily	149	Noted
	The same as above 14.2	152	Noted
	Subject to retention of 'Wealden' architectural features.	155	Policy RNP1b seeks to protect and enhance heritage assets and their setting.
	Copfield access off A28 should be monitored and altered to accommodate traffic as it is an accident black spot	160	Noted
	Small scale tourism only. It depends on the business use. If it is providing jobs for local people and is sustainable	163	Noted
	How do you prove something will effect the tranquillity?	172	An assessment of the proposed use and associated activity would allow a determination on the impact on tranquillity.
	Please can someone ensure that any such development is done in strict accordance with planning law and that the requirements of the conservation officer are diligently followed. I fear not, however.	026	Noted
	Copfield Farm has gained permission so they should not be mentioned individually in this section	029	The reasoned justification explains

		<p>that planning permission was granted for the change of use of 5030sqm of the 8120sqm to B2 and B8 Uses at Copfield poultry farm and this provides a suitable opportunity for additional business floorspace in the Plan area. It is therefore unnecessary for the policy to repeat that proposals to convert rural buildings to business use at Copfield Farm will be permitted.</p> <p>Delete: Proposals to convert rural buildings to business use at Copfield Farm will be permitted from Policy RNP11.</p>
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Leisure & Wellbeing		Response (bold indicates recommended amendments to text)															
16.0	<p><i>The Parish supports two recreation grounds and allotments.</i></p> <p>Policy RNP9 - Open Space</p> <p>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.</p> <p>Existing public rights of way will be protected and enhanced.</p> <div style="text-align: center;">  <p>RNP9 - Open Space</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>119</td> </tr> <tr> <td>Agree</td> <td>75</td> </tr> <tr> <td>Neither</td> <td>8</td> </tr> <tr> <td>Disagree</td> <td>20</td> </tr> <tr> <td>Strongly Disagree</td> <td>3</td> </tr> <tr> <td>No Answer</td> <td>3</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	119	Agree	75	Neither	8	Disagree	20	Strongly Disagree	3	No Answer	3		
Response	Count																
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	You have the wrong boundary for the Football Field.	3	Cartographic error to be corrected on Map 10														
	Should be a “caution, children at play” sign on verge of playing field and Rolvenden Layne should be 20 mph limit.	8	Comment noted by the Parish Council. However, traffic management is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.														
	Open play areas must be retained so children have somewhere to play safely and be able to sit in an open green outside space .	27	Noted														
	Do we need to distinguish between open spaces in Policy RNP2 & RNP9?	42	<p>The Parish Council agree that the terminology used should be clarified.</p> <p>The Parish Council propose to amend the designation of ‘Important Open Spaces’ in RNP2 to ‘Local Green Spaces’.</p> <p>‘Local Green Space’</p>														

			<p>may be designated within neighbourhood plans and the areas shown in the Reg 14 Rolvenden Neighbourhood Plan would all meet the criteria for such designation. By designating land as Local Green Space local communities are able to rule out new development other than in very special circumstances. In accordance with the NPPF, local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p> <p>The Parish Council propose to amend the designation of 'Open Space' in Policy RNP12 to 'Recreation and Leisure Open Space'.</p>
	Lets hope there are no exceptions! Certainly public rights of way need enhancement.	81	Noted
	The cricket field is one possible site for development. If a suitable replacement could be found, then the money from the sale of the land could be invested in improving <u>all</u> play areas.	84	The cricket field has not been promoted for development. It plays an important part in the character of this part of the Conservation Area and the Benenden approach to the village. Retention of the existing recreation open spaces has strong local support.
	Recreation grounds & allotments should be protected and <u>not</u> relocated. Recreation ground should be in the <u>centre</u> of Street and Layne for play areas	93	Noted
	Re allotments. I understand the owner of the allotment land has recently died leaving uncertainty of its future use. I understand there has been interested parties in developing land for building use.	96	The allotments have not been promoted for development and are currently well

			used. In relation to the allotments, this text can be expanded. Add text as follows: Privately owned allotments are situated along Tenterden Road, Rolvenden and are well used. The Parish Council is expecting to use contributions from the Halden Field development to improve them by laying on a water supply, soil improvements and better linking pathways.
	There should be ANO development allowed	108	It is unlikely that the exception of development would be allowed but it is good practice to allow some flexibility in policies applying over the long term.
	Essential to be preserved for local use ad infinitum	112	Noted
	I do not feel this about the allotments. They should be retained at all costs	113	The allotments have not been promoted for development and are currently well used. In relation to the allotments, this text can be expanded. Add text as follows: Privately owned allotments are situated along Tenterden Road, Rolvenden and are well used. The Parish Council is expecting to use contributions from the Halden Field development to improve them by laying on a water supply, soil improvements and better linking pathways.
	Open Space is what it says	116	Noted

	All existing open spaces should be retained.	120	Noted
	The policy is OK but it is not being policed. Public rights of way have been blocked and ??? altered by the land owners. A local landowner and developer has tried to buy the allotments for development	124	Comment noted by the Parish Council. However, the condition of public rights of way is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan. The allotments have not been promoted for development and are currently well used. In relation to the allotments, this text can be expanded. Add text as follows: Privately owned allotments are situated along Tenterden Road, Rolvenden and are well used. The Parish Council is expecting to use contributions from the Halden Field development to improve them by laying on a water supply, soil improvements and better linking pathways.
	Sentence above marked appears to be open to abuse (“where appropriate, enhanced”)	133	The policy signals the opportunity to enhance recreation and leisure open space (eg improved drainage)
	It is essential that these are retained. A new all purpose clubhouse/pavilion is badly needed on the cricket field	147	Noted
	Readily available open space is extremely important to the village.	011	Noted
	Please amend the map of the Barrett Field football ground to the correct boundaries	014	Cartographic error to be corrected on Map 10
	Although one of the above recreation grounds could soon lose its view of the Rother Valley to another housing estate!	023	Noted
	These recreation grounds must be protected from developers.	024	Noted

<p>17.0</p>	<p><i>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.</i></p> <p>Policy RNP10 - Retention of Community Buildings</p> <p>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.</p> <div data-bbox="212 439 1072 884" data-label="Figure"> <table border="1"> <caption>RNP10 - Community Bldgs</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>132</td> </tr> <tr> <td>Agree</td> <td>79</td> </tr> <tr> <td>Neither</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>4</td> </tr> <tr> <td>Strongly Disagree</td> <td>0</td> </tr> <tr> <td>No Answer</td> <td>0</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	132	Agree	79	Neither	4	Disagree	4	Strongly Disagree	0	No Answer	0	
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	<p>People always will need somewhere to meet to keep in touch with friends and meet other village residents in a social environment</p>	<p>27</p>	<p>Noted</p>													
	<p>Absolutely! The School may also need additional buildings which should be allowed! Including in its field! Currently outside the village envelope.</p>	<p>30</p>	<p>Presently 54 pupils on the roll of Rolvenden PS (55%) live within two miles of the School, a further 12 pupils live between 2-3 miles of the School. This means that 33 pupils (33%) of the present roll are traveling more than 3 miles to Rolvenden PS. Kent County Council as Education Authority assume that future reception pupils from the Tenterden Road and other proposed development will access places in Rolvenden PS and that those who would apply from further afield will be allocated places nearer to their homes. There is therefore currently no</p>													

			need to expand Rolvenden Primary School to accommodate the growth proposed in the Neighbourhood Plan.
	Essential	112	Noted
	RNP 10 is a vital cog in this development plan. It is not convenient elastic	116	Noted
	I feel the 2 nd paragraph "the loss. . ." leave this too open for allowing loss of an asset	119	It is unlikely that the exception of such a loss would occur but it is good practice to allow some flexibility in policies applying over the long term.
	The loss of community buildings should be resisted at all costs	124	Noted
	The cricket ground has been left in perpetuity for the playing of cricket, this should be preserved for as long as is viable	142	Noted. Protected under Policy RNP9.
	Allow community to buy / crowd fund.	163	The Parish Council could consider registering a community building as an asset of community value separate from the Neighbourhood Plan.
	Community buildings should be used as regularly as possible.	011	Noted

18.0	<p>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).</p> <div data-bbox="264 400 1093 887" data-label="Figure"> <table border="1"> <caption>RNP11 - Multi -Sports Pavilion Survey Results</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>82</td> </tr> <tr> <td>Agree</td> <td>95</td> </tr> <tr> <td>Neither</td> <td>20</td> </tr> <tr> <td>Disagree</td> <td>3</td> </tr> <tr> <td>Strongly Disagree</td> <td>9</td> </tr> <tr> <td>No Answer</td> <td>3</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	82	Agree	95	Neither	20	Disagree	3	Strongly Disagree	9	No Answer	3	
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	Is there strong support for this ? Another “sports” development	4	There is strong support for this proposal													
	Good idea and will encourage people to be more active and included.	8	Noted													
	One purpose built building is the way to go rather than three shanty town buildings.	14	Noted													
	An unnecessary expensive project. We don't need	15	There is strong support for this proposal. The project may not necessarily be community owned but developed by the sports clubs. Delete 'Community Owned' from Policy RNP14 and supporting text.													
	Access must be carefully considered due to congestion already at entrance to Village at Regents Street	16	Noted													
	Excellent for the Village.	19	Noted													
	Would this be necessary. Who would fund it, who would use it	27	There is strong support for this proposal. The project may not necessarily be community owned but developed by the sports clubs. Delete 'Community Owned' from Policy													

			RNP14 and supporting text.
	No need for this! All existing sports facilities are adequate. The Cricket Pavilion could do with updating though. This to be done in a sensitive manner keeping the white weatherboard exterior. A brand new multi-sport pavilion would look awful plus be underused. Use our Village Hall instead!	29	There is strong support for this proposal. The Plan already states that any proposal should be designed to fit with the distinctive characteristics of the Regent Street Character Area, as defined in Appendix 1. The project may not necessarily be community owned but developed by the sports clubs. Delete 'Community Owned' from Policy RNP14 and supporting text.
	Improve existing facilities where possible. Should be for football Club with possibility of being used by others. We do not need competition with an underused village sports hall!! There is no space for other sports on the football pitches.	31	Noted
	Not advantageous. Would adversely affect Village Hall.	50	The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall. The supporting text should be amended to clarify the proposal as follows: The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.

	I think this would affect the all ready struggling village hall where there is adequate facilites	51	<p>The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall.</p> <p>The supporting text should be amended to clarify the proposal as follows:</p> <p>The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.</p>
	Importance of infrastructure e.g parking, roads.	64	Noted
	Could vandalism be a problem? If so this would cause a problem. Would it provide an area for anti-social behaviour?	69	Noted
	The present pavilion for football field is an eyesore – would agree on above as long as surrounding areas i.e pond, trees, hedgerows were not destroyed	72	Noted
	Adequate car parks are required to relieve congestion in Regent Street.	81	Noted
	Advantage to the Village Community	93	Noted
	We have a village hall. I am sure that could serve a gym club and help it's finances.	105	<p>The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall.</p> <p>The supporting text should be amended to clarify the proposal as</p>

			follows: The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.
	Essential to ensure new football find lease on lease hold. Also football club amalgamates with other sports clubs with joint use of multi-sports community owned pavillion	112	Noted
	A facility and a discipline. An attractive village “plus”. providing a genuine community multi-sports pavillion	116	Noted
	As long as it really does no affect views and charcter of the area	119	Noted
	It is not stated who the “Community is’ Local council or a village trust who provides the up keep and running costs	124	The project may not necessarily be community owned but developed by the sports clubs. The ownership of the development is not a planning matter. Delete ‘Community Owned’ from Policy RNP14 and supporting text.
	Needs strict control – in my opinion could be open to abuse & differences of opinion in what affects the open character etc	133	Noted
	The village does not need another social facility when the existing ones are underused. A new changing area for the sports involved is however much needed.	141	The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall. The supporting text should be amended to clarify the proposal as follows: The building would be able to provide up to date changing and showering facilities for the existing

			outdoor sports pitches at Regent Street.
	The village has a wonderful village hall, we do not have the need for any additional facility	142	The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall. The supporting text should be amended to clarify the proposal as follows: The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.
	Every effort should be made to ensure the football club is part of this community	149	Noted
	Will this be viable with the Tenterden Sports Centre so close and the Village Hall. The hall is only just viable – will it be adversely effected. Yes to replacing the cricket pavilion with a new building similar to how it originally used to look with facilities for village events on the playing field	152	The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall. The supporting text should be amended to clarify the proposal as follows: The building would be

			able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.
	Agreed, but located close to the village centre for maximum walking access. Most people seem to drive to the new football (sheds) pavilion area. Is this undesirable?	155	Noted
	Size should be proportionate to need and not be allowed to affect village hall hire	160	The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall. The supporting text should be amended to clarify the proposal as follows: The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.
	Excellent idea!	161	Noted
	This is not practical To meet the needs of present such a combined pavilion will be enormous in size, even before additions new sporting developments; say squash, snooker and gender requirements (more changing rooms then hitherto)	177	The Plan already states that any proposal should be designed to fit with the distinctive characteristics of the Regent Street Character Area, as defined in Appendix 1. The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by

			<p>being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall.</p> <p>The supporting text should be amended to clarify the proposal as follows:</p> <p>The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.</p>
	Not needed	184	The changing facilities are not up to date and there is strong support for this proposal
	<p>I think you need to be a little more specific as to where and how this could be delivered in practice.</p> <p>A meeting of the parties involved prior to final drafting would be helpful.</p> <p>Otherwise I think you will only be putting forward an aspiration from one side not a deliverable requirement.</p>	014	Noted
	This facility would be good for whole of village especially the young.	016	Noted
	I don't believe this to be financially viable how will this help us keep our village hall going...?	019	<p>The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site.</p> <p>No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall.</p> <p>The supporting text should be amended to clarify the proposal as follows:</p> <p>The building would be able to provide up to</p>

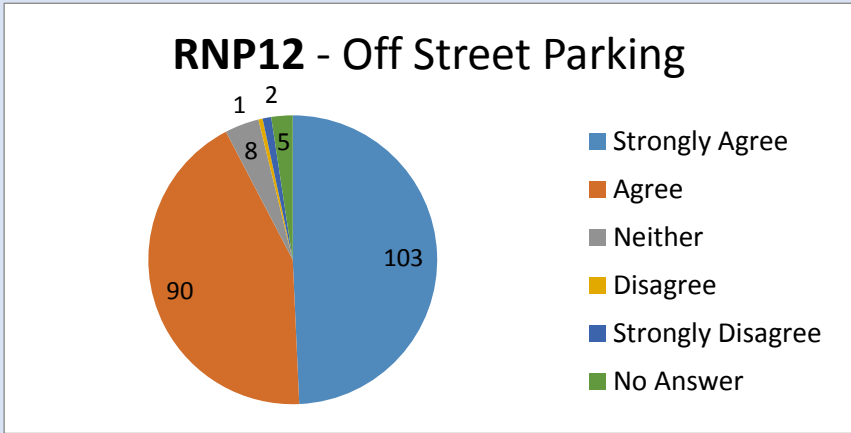
		<p>date changing and showering facilities for the existing outdoor sports pitches at Regent Street.</p> <p>Existing and subsequent financial contributions from development will help fund this project. The project may not necessarily be community owned but developed by the sports clubs. The ownership of the development is not a planning matter.</p> <p>Delete 'Community Owned' from Policy RNP14 and supporting text.</p>
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Local Infrastructure

Response
(bold indicates recommended amendments to text)

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.



	Been an issue for a while	14	Noted
	Driving through the village sometimes can be hazardous, poorly parked vehicles. Parking is a nightmare everywhere, the High St can be like the M25 !.	27	Noted
	Keep the existing parking	37	Noted
	Not sure this goes far enough. Surely it would be better to improve not accept the current congestion”	46	Noted
	Sparkeswood need extra parking as existing parking obstructs emergency vehicles	51	The Parish Council consider LGS5 is important to the Sparkeswood Character Area and important as a local visual amenity where the addition of planting should be considered. A previous Parish Council survey of all Sparkeswood households revealed that only 3 wished to use the green for parking.

	Parking or rather lack of is a very real concern in the mentioned areas.	74	Noted
	More housing results in more parking spaces needed. Families now have 2 or 3 cars - so parking spreads out (other areas).	93	Noted
	Not become worse? Sparkeswood Avenue already there. K.C.C. need to act!	99	Noted
	We must keep the garages in Sparkeswood Avenue and Gatefield	105	Policy RNP12 seeks to prevent the loss of residential garages
	Cornex Garage site has several residential garages and/or parking spaces.	108	The garage site contains a number of garages which are leased from the site owner and used by individuals for storage or car parking.
	Essential	112	Noted
	Every new build must provide adequate parking for size of building	120	Noted – policies aim to achieve this.
	ABC sold off ground in Sparkeswood Avenue then granted planning permission. This house now on the market for £500,000 could have been used for car parking	124	Noted
	Re (B) What about the Garage (Cornex) being built on & people losing their rented garages Are there residential garages and/or parking spaces on this site? Are they used and by whom? How should they be replaced?	125	<p>The existing garages on the site are leased by the owner and some are used as storage units and others as garages.</p> <p>Amend accompanying text as follows:</p> <p>Behind this, visible from the road, are two curved corrugated iron and cement storage structures along with a block of 1960's standard concrete garages some of which are used for storage and others as garages.</p> <p>Given the limited parking available in the High Street, well-screened off street parking should be provided within the development. In accordance with Policy RNP15, the redevelopment of the site should not result in an overall loss of residential garages or parking spaces.</p>

	<p>What about the loss of garage space and parking behind Cornex – if it gets developed – that does support the above policy Are there residential garages and/or parking spaces on this site? Are they used and by whom? How should they be replaced?</p>	128	<p>The existing garages on the site are leased by the owner and some are used as storage units and others as garages. Amend accompanying text as follows: Behind this, visible from the road, are two curved corrugated iron and cement storage structures along with a block of 1960's standard concrete garages some of which are used for storage and others as garages.</p> <p>Given the limited parking available in the High Street, well-screened off street parking should be provided within the development. In accordance with Policy RNP15, the redevelopment of the site should not result in an overall loss of residential garages or parking spaces.</p>
	<p>But only new developments are covered by minimum parking requirement where to problem in current lack of space!!</p>	149	<p>Noted</p>
	<p>This is an ongoing problem likely to become much worse. Dangerous for school children & elderly people</p>	150	<p>Noted</p>
	<p>We do not want to lose the garages which are neglected by Ashford Borough Council – they should be repaired and affordable rents charged to encourage use</p>	152	<p>Policy RMP12 seeks to prevent the loss of residential garages</p>
	<p>More parking needed not less. Sparkeswood is congested</p>	153	<p>The Parish Council consider LGS5 is important to the Sparkeswood Character Area and important as a local visual amenity where the addition of planting should be considered. A previous Parish Council survey of all Sparkeswood households revealed</p>

			that only 3 wished to use the green for parking.
	Present design should be adhered to. Side new build houses should not be permitted not new build in gardens	160	Noted
	No houses allowed to be build in sparkeswood avenue	171	Policy RMP12 seeks to prevent the loss of residential garages in Sparkeswood.
	Car park space for each bedroom 4 bed house 4 parking spaces	172	<p>Parking policy in the Borough is clearly changing as the emerging Local Plan seeks to replace the Supplementary Planning Document. The Regulation 15 Neighbourhood Plan will be in general conformity with the strategic policies contained in the latest adopted development plan.</p> <p>Update Neighbourhood Plan to be in general conformity with the strategic policies contained in the latest adopted development plan regarding parking standards.</p>
	No sure about C	176	Noted
	Parking is a major problem in Rolvenden. If a traffic management & parking survey could be sanctioned would benefit the whole village	185	Noted
	The High Street is cluttered with cars making a hazardous pinchpoint outside Korkers for passing traffic and dangerous for pedestrians trying to cross. Ideally there should be no Residential parking at all and short term parking only for local shopping and businesses etc.	06	Comment noted by the Parish Council. However, traffic and parking management is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	Rolvenden high street and sparkeswood avenue parking works very well and is used by residents respectfully to one another's habits, when residents go to work there is plenty of space, when they come home from work we all fit in. However if developments like corner garage goes ahead it will upset the status quo..your broad brush statement about problem parking is made without in depth study in my opinion	09	Noted

	<p>Sparkeswood Avenue is a nightmare of cars.. I feel any new properties should have parking for at least 2 if not 3 cars. We are an area of poor public transport. We need cars to survive and parking these should not impact on other people</p>	016	<p>Parking policy in the Borough is clearly changing as the emerging Local Plan seeks to replace the Supplementary Planning Document. The Regulation 15 Neighbourhood Plan will be in general conformity with the strategic policies contained in the latest adopted development plan.</p> <p>Update Neighbourhood Plan to be in general conformity with the strategic policies contained in the latest adopted development plan regarding parking standards.</p>												
	<p>Sparkeswood was built when not many families had more than 1 car. To work within west Kent a car is needed as the buses are not available at commuter times. Also many houses have 3 generations living within them. Parking should be priority or more accidents/arguments will ensue.</p>	019	Noted												
	<p>No more development.</p>	024	Noted												
20.0	<p><i>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.</i></p> <p>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</p> <div data-bbox="252 1503 1102 1975" data-label="Figure"> <table border="1"> <caption>RNP13 - Extension to Hall Car Park</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>102</td> </tr> <tr> <td>Agree</td> <td>93</td> </tr> <tr> <td>Neither</td> <td>7</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly Disagree</td> <td>3</td> </tr> </tbody> </table> </div>	Response	Count	Strongly Agree	102	Agree	93	Neither	7	Disagree	2	Strongly Disagree	3		
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Disagree	2														
Strongly Disagree	3														
	<p>If Cornex Garage is not retained, there will be a loss of 12 garages, making</p>	7	The existing garages												

	<p>more street parking Are there residential garages and/or parking spaces on this site? Are they used and by whom? How should they be replaced?</p>		<p>on the site are leased by the owner and some are used as storage units and others as garages. Amend accompanying text as follows: Behind this, visible from the road, are two curved corrugated iron and cement storage structures along with a block of 1960's standard concrete garages some of which are used for storage and others as garages.</p> <p>Given the limited parking available in the High Street, well-screened off street parking should be provided within the development. In accordance with Policy RNP15, the redevelopment of the site should not result in an overall loss of residential garages or parking spaces.</p>
	<p>This has become worse since we moved from the High Street five years ago. This would help with Maythem Road parking and the top of Sparkswood Avenue near the Hall.</p>	13	Noted
	<p>Would help ease the chaos out in Maytham Rd at busy times.</p>	14	Noted
	<p>Stop parking by the white lines on the A28 bend. Await serious accident. Cut out the hedge, clear all impediments to Sparkswood and Maytham Road. Remove landscaping behind Hall.</p>	22	Noted. The Parish Council is keen to retain some landscaping around the village hall.
	<p>Retaining hedge & trees.</p>	26	Noted
	<p>We were interested to note the proposals for demolition of garages in Sparkswood Avenue. They are not all used for cars now – many are used for storage. VSP We cannot imagine that people would use the proposed parking spaces. More parking is needed for the village hall, etc., but hopefully not at the expense of too much of the area around the pond in Sparkswood Avenue.</p>	35	Noted
	<p>Map 21 suggests 3 proposals but we've only mentioned one definite.</p>	42	One of the proposals relates to parking within highway land which is a non-land use matter and for this reason cannot lawfully

			be included in the Neighbourhood Plan. The second proposal relates to the re-use of existing parking space and does not require an allocation. The third proposal requires the change of use from open space to car parking which is controlled by planning and is therefore included in the Neighbourhood Plan.
	Sparkswood needs more parking. Parking in Rolvenden Street needs policing. It is dangerous. More parking in front of the church would be good	50	Noted. The Parish Council consider LGS5 is important to the Sparkeswood Character Area and important as a local visual amenity where the addition of planting should be considered. A previous Parish Council survey of all Sparkeswood households revealed that only 3 wished to use the green for parking.
	Off-street parking is needed in the Regent Street/Benenden Road where wing mirrors are regularly damaged.	81	The Parish Council consider the wide green verges on the Regent Road/ Benenden approach adjoining the cricket pitch to be a special feature which should be protected.
	Purely selfish – would obstruct our current nice view of the Church	83	Noted
	Loss of Cornex Garage would have a major effect on parking in the Street and Sparkswood Avenue, as many people park their cars there. Are there residential garages and/or parking spaces on this site? Are they used and by whom – Sparkeswood residents?! How should they be replaced? The Farmers Market which does not help the Village Shop	84	The existing garages on the site are leased by the owner and some are used as storage units and others as garages. Amend accompanying text as follows: Behind this, visible from the road, are two curved corrugated iron and cement storage structures

			<p>along with a block of 1960's standard concrete garages some of which are used for storage and others as garages.</p> <p>Given the limited parking available in the High Street, well-screened off street parking should be provided within the development. In accordance with Policy RNP15, the redevelopment of the site should not result in an overall loss of residential garages or parking spaces.</p>
	An unnecessary visual intrusion	92	There is a need to balance the need for additional parking for the village hall with the appearance of the area.
	More housing results in more parking spaces needed. Families now have 2 or 3 cars – so parking spreads out (other areas).	93	Noted
	A good idea. It can be very difficult to get large vehicles through the terribly parked cars.	105	Noted
	Essential for local community	112	Noted
	Yes, additional space is required. To be controlled and not encouraged as a substitute play area. Safety controls are vital	116	Noted
	Parking outside village hall needs to be monitored as visibility is difficult for Gibbons Road and Old Police Station	120	Noted
	The policy is ok problem is ABC own the land	124	Noted. Initial discussion with ABC has taken place they do not discount the idea
	What about the village land that was appropriated by Des STAPLEY of 3 Sumner Close – this could be useful	125	The site is within private ownership and is therefore not considered available for public car parking.
	How often is the village hall car park full. The car is a menace to green space , & there is enough parking along Maytham Rd at present	133	Noted
	Perhaps designated as village hall & church car park	149	Noted
	Agreed although I doubt if this will be sufficient	152	Noted
	Consideration could be given to utilising a portion of the open space opposite the proposed parking areas as well. An open concrete base could be considered whereby grass is grown through the gaps to minimise the impact allowing for natural drainage as well as for aesthetic qualities	164	Noted. The Parish Council is keen to retain some open space and landscaping

			around the village hall.
	Car parking can be very congestive at times when hall is in use.	171	Noted
	Parking on the road (churchside) should be <u>KERBED</u>	172	Comment noted by the Parish Council. However, traffic and parking management is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	A big Yes	185	Noted
	Maytham Road verges should be protected with the installation of high kerb stones.	06	Comment noted by the Parish Council. However, traffic and parking management is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	The car park should be designated as IOS, then argue for a car park extension	014	There is a need to balance the need for additional parking for the village hall with the appearance of the area.
	Yes ... let's get on with providing the community with disabled friendly parking ASAP!	019	Noted
	the visual impact would be destroyed for the gain of a few spaces and safety compromised for those who use it daily (school run, markets).	020	There is a need to balance the need for additional parking for the village hall with the appearance of the area. The Parish Council is keen to retain some open space and landscaping around the village hall.

<p>21.0</p>	<p><i>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.</i></p> <p>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.</p> <div data-bbox="264 544 1091 999" data-label="Figure"> <table border="1"> <caption>RNP14 - Infrastructure</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>98</td> </tr> <tr> <td>Agree</td> <td>82</td> </tr> <tr> <td>Neither</td> <td>18</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly Disagree</td> <td>7</td> </tr> <tr> <td>No Answer</td> <td>3</td> </tr> </tbody> </table> </div>	Response	Percentage	Strongly Agree	98	Agree	82	Neither	18	Disagree	2	Strongly Disagree	7	No Answer	3	
Response	Percentage															
Strongly Agree	98															
Agree	82															
Neither	18															
Disagree	2															
Strongly Disagree	7															
No Answer	3															
	<p>Is another sports pavilion needed?</p>	<p>4</p> <p>The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall.</p> <p>The supporting text should be amended to clarify the proposal as follows:</p> <p>The building would be able to provide up to date changing and showering facilities for the existing outdoor sports</p>														

			pitches at Regent Street.
	Local Infrastructure Medical Services. Time flies, but it is many years since we had a Doctors surgery. I think it would be harder hitting and more to the point to say we have "Nil", rather than remember a service of old that will not return.	09	The Neighbourhood Plan already correctly states: There are no doctors, dentists, opticians or pharmacies in Rolvenden. The part time doctor's surgery in the High Street was closed several years ago and the nearest is now in Tenterden.
	Agree. Would also support a crossing or 20mph on High Street.	30	Comment noted by the Parish Council. However, traffic management is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	The village desperately needs a zebra crossing on the High Street	33	Comment noted by the Parish Council. However, traffic management is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.
	As I do not feel there is a need for a pavilion, there would be no developer to contribute. If there were and they had spare money to contribute they charged too much to build.	50	Development will put additional pressure on the village recreation facilities. The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/showering facilities by being located on site. Some development contributions have already been collected towards this project.
	Do not think the village needs a sports community owned pavilion but agree the hall needs extra parking.	51	There is strong support for the car park and sports pavilion. The project may not necessarily be community owned but developed by the

			sports clubs. Delete 'Community Owned' from Policy RNP14 and supporting text.
	I agree to the extension of the Village Hall carpark, but not the multi-sports pavilion.	79	There is strong support for the car park and sports pavilion. The project may not necessarily be community owned but developed by the sports clubs. Delete 'Community Owned' from Policy RNP14 and supporting text.
	Developers should not be able to get away with just contributing money, but should ensure the work is done.	81	Development contributions are a legitimate planning tool where a development would not fund a whole project off site.
	Not convinced that community owned pavilion and multi sports facility is needed in addition to existing facilities.	82	The proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall. The supporting text should be amended to clarify the proposal as follows: The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street. The project may not necessarily be

			<p>community owned but developed by the sports clubs. Delete 'Community Owned' from Policy RNP14 and supporting text.</p>
	<p>Development brings people to the village, but in most cases <u>not</u> affordable for local families. Can School accommodate?</p>	<p>93</p>	<p>The Neighbourhood Plan anticipates the provision of 20 affordable homes from sites under construction or allocated in the plan. In addition, The emerging Ashford Local Plan 2030 contains an enabling policy: HOU2 - Local needs / specialist housing which allows exception sites to be developed for affordable homes. A small development of 12 affordable homes was built in 2010 by the English Rural Housing Association on such a site at Glebe Field, Rolvenden and, provided there was clear evidence to justify further affordable provision, a similar site could come forward under such an enabling policy in the future.</p> <p>Presently 54 pupils on the roll of Rolvenden PS (55%) live within two miles of the School, a further 12 pupils live between 2-3 miles of the School. This means that 33 pupils (33%) of the present roll are traveling more than 3 miles to Rolvenden PS. Kent County Council as Education Authority assume that future</p>

			reception pupils from the Tenterden Road and other proposed development will access places in Rolvenden PS and that those who would apply from further afield will be allocated places nearer to their homes. There is therefore currently no need to expand Rolvenden Primary School to accommodate the growth proposed in the Neighbourhood Plan.
	The increase in population in the village(s) and Tenterden could overload the surgery at Ivy Court. Could there be a possibility of re-installing a Doctors surgery in Rolvenden High Street?	98	It is unlikely that the additional dwellings in the Parish would generate the need for a doctor's surgery.
	Whatever happens we must keep good transport links with good access to police, fire and ambulance services	105	Noted
	With all the new dwellings what is going to happen with William Harvy Hospital, Ivy Court surgery and schools? Also are the roads able to take more traffic?	108	There is no objection to the plan from Kent County Council as local education and highway authority nor health providers.
	Essential for ALL local sports interests	112	Noted
	The quality and efficiency of infrastructure development must not be overlooked. A village community demands high standards	116	Noted
	Money gained from developer contributions will only be wasted on council fees and private consultants	124	<p>Amend Policy RNP17 to include specific projects:</p> <p>Policy RNP17 - Securing Infrastructure</p> <p>Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, and where relevant the</p>

			<p>infrastructure identified in the Neighbourhood Plan below through developer contributions, in a timely manner subject to an appropriate assessment of viability:</p> <ul style="list-style-type: none"> • Sustainable transport measures from new development which assist walking and cycling including improved, sympathetically designed signage to link up the network of footpaths and other green spaces; • Multi-Sports Pavilion; • Extension to the Village Hall Car Park; and • Conservation Area environmental enhancement measures within the High Street and Regent Street Character Areas as set out in the Character Area Assessment (Appendix 1)
	Hall car park yes. Pavillion NO	142	Support for car park noted. The pavilion

			<p>proposal is to conveniently serve the existing sports pitches at Regent Street with up to date changing/ showering facilities by being located on site. No indoor sports or meeting space is proposed. Nor is it intended to licence the premises so that the facility does not compete with local public houses or the village hall.</p> <p>The supporting text should be amended to clarify the proposal as follows:</p> <p>The building would be able to provide up to date changing and showering facilities for the existing outdoor sports pitches at Regent Street.</p>
	Be aware of strings tied to “developer(s)” contribution can be individuals as well as organisations	149	Noted
	We want to see the money spent within the village and not disappear into the coffers of Ashford Borough Council	152	<p>Amend Policy RNP17 to include specific projects:</p> <p>Policy RNP17 - Securing Infrastructure</p> <p>Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, and where relevant the infrastructure identified in the Neighbourhood Plan below through</p>

			<p>developer contributions, in a timely manner subject to an appropriate assessment of viability:</p> <ul style="list-style-type: none"> • Sustainable transport measures from new development which assist walking and cycling including improved, sympathetically designed signage to link up the network of footpaths and other green spaces; • Multi-Sports Pavilion; • Extension to the Village Hall Car Park; and • Conservation Area environmental enhancement measures within the High Street and Regent Street Character Areas as set out in the Character Area Assessment (Appendix 1)
	Size of pavilion & costs should be appropriate to village needs	160	Noted
	I assume planning conditions allow for contributions to the community requirements (old 106 agreements)	162	Amend Policy RNP17 to include specific projects: Policy RNP17 -

		<p>Securing Infrastructure</p> <p>Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, and where relevant the infrastructure identified in the Neighbourhood Plan below through developer contributions, in a timely manner subject to an appropriate assessment of viability:</p> <ul style="list-style-type: none"> • Sustainable transport measures from new development which assist walking and cycling including improved, sympathetically designed signage to link up the network of footpaths and other green spaces; • Multi-Sports Pavilion; • Extension to the Village Hall Car Park; and • Conservation Area environmental
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			enhancement measures within the High Street and Regent Street Character Areas as set out in the Character Area Assessment (Appendix 1)
	Thanks must go to everyone involved in this comprehensive report. It will have taken up a lot of time which has resulted in a very professional piece of work which I hope is reflected in a good response	164	Noted
Additional Comments			
	Thank you for informing us and including us. Good luck	86	Noted
	<p>Rolvenden is one of the few villages situate in the Weald which have, so far, been spared excessive modern development, which has ruined the appearance of villages like Shadoxhurst where sprawling roads line with tightly packed houses predominate a once peaceful settlement. Without doubt, some development is necessary to fulfil the needs of local residents, but this can be mostly by “infilling”.</p> <p>However, although very rightly opposed by Rolevenden Parish Council, the freeholders of nine large areas surrounding are very willing to sell their land for development as in Halden field where forty houses are now being built. These proposed sites, Land opposite West Lodge, west side of Hastings Road (R1), Ickerman Field, South of Benenden Road (R2) and Windmill Meadow north of Benenden Meadow (R5) all lie alongside the approaches to the village. The land lying to the west side of the Hastings road rises quite steeply upwards in a north westerly direction and any development of this site possibly containing over a hundred houses would be very conspicuous upon entering the village. Inkerman field, seen when entering the village from the Benenden Road, provides pleasing views of the church. The development of this field which would contain several hundred houses would ruin the view from the road and especially that from all the houses built along the western side of the village street and those built along the southern side of Regent Street. Is this fair on the house holders? The development of Windmill Meadow would be particularly detrimental to the peaceful surrounds of the Cricket Field and the new Football Field. This development would also ruin the peaceful outlook from the eastern side of Saxby’s garden. Saxby is not an Elizabethan house as listed. It is a rare example of one of the earliest Wealden Houses build between 1375 and 1400. The freeholder of the field to the north of Redwood has been offered for development. Such development would certainly destroy the impressive views to the north east. However, it has been suggested that it might be acceptable for a smaller area, behind the Redwood House for construction of ten houses. Of the other large scale development sites access would make development impracticable.</p> <p>The building of houses on any sites designated R1 to R11 with the exception of the Redwood site planned to a smaller scale would introduce so many new</p>	123	Opposition to sites not allocated in the Neighbourhood Plan noted. The character of the approaches to the village is included in Appendix 1 and reflects the comments made by this respondent. The Rolvenden Potential Housing Development Site Assessment includes the impact on village approaches as part of the assessment of site suitability. The Neighbourhood Plan promotes a limited number of generally small scale sites distributed around the villages. Historic England’s register of listed buildings states that Saxby’s is a restored C16 or earlier timber framed building. The interior has a panel carved with the date 1677 and the initials R G (the Gybbon family

	<p>people to the village, probably many coming from London, seeking cheaper accommodation, will upset the social balance of the village. Their motor cars would cause congestion especially in the morning rush hour and the children would flood the village school.</p> <p>The proposed construction of a Multi-Sports Community Pavilion on the recreation ground in Regent Street must be built in a style compatible with the area in which it is to be built. A building clad in weather-boarding possibly with a veranda and clock turret would be more appropriate than that which has been postulated.</p> <p>Guy Beresford Fellow of the Society of Antiquaries, London</p>		<p>of Hole Park). Kent County Council as local highway authority have raised no objection to the proposed allocations in the Plan.</p> <p>The Plan already states that any proposal should be designed to fit with the distinctive characteristics of the Regent Street Character Area, as defined in Appendix 1.</p>
	<p>It would seem to me that retention of a village store is essential, and if not at current Linklater site, then the garage site might be ideal with a few pull in parking bays, such as has been created in Wittersham.</p> <p>I am surprised that future of the school has not been addressed in this survey. Should a fresh site with greatly improved parking and play space be identified and ring fenced? Ideally this should be in walking distance of the High Street & Sparkeswood & Gatefield Estates. Although traditional, I don't think the existing building nor site are ideal.</p> <p>Would A28 traffic calming be part of the village plan? It worries me having the school and church corner so exposed. Could the Parish Council consider erecting "Gate Effect" structures on the verges as one enters the built up area, coupled with contrasting tarmac and '30' signs?</p>	155	<p>Retention of village store noted.</p> <p>The future of the primary school was considered but Kent County Council as Education Authority have assessed that there is currently no need to expand or relocate Rolvenden Primary School to accommodate the growth proposed in the Neighbourhood Plan.</p> <p>Traffic calming is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan.</p>
	NO STREET Lights	172	Noted
	<p>There aren't any NHS dentists available and by the time Tenterden housing is filled, the doctors will have shut their books. Why can't we have our own doctors /dentists surgery! It would mean less car journeys. I'm quite concerned the wording of this survey I believe many people will have been put off by the needlessly wordy questions. Why not use plain English?!!!</p>	019	<p>It is unlikely that the additional dwellings in the Parish would generate the need for a dentist or doctor surgery.</p> <p>The questionnaire attracted a well informed and helpful response</p>
	<p>What consideration has Ashford Borough Council given to the infrastructure of Tenterden? Very little I suspect...how long until the new Tenterden bypass is proposed?</p>	022	Noted

5.0 Statutory Consultees and Public Bodies

From: "Beck, Jo" <jo.beck@environment-agency.gov.uk>
Date: 8 February 2018 at 12:03:04 GMT
To: "councillordenisecurtain@rolvendenparishcouncil.org.uk"
<councillordenisecurtain@rolvendenparishcouncil.org.uk>
Subject: Rolvenden Neighbourhood Plan

FAO The Parish Clerk

Thank you for consulting us on the Neighbourhood Plan for Rolvenden.

We have no comments to make. If you decide at a later point to allocate sites for development, please reconsult us as we may have comments to make.

Jo

Jo Beck Sustainable Places Specialist, Kent, South London and East Sussex

Environment Agency Rivers House, Sturry Road, Canterbury, Kent CT2 0AA ☎ 0208 474 6713

Planning & Development

Ask For: Carly Pettit
Email: carly.pettit@ashford.gov.uk
Direct Line: (01233) 330638

Monday 29th January 2018

Rolvenden Neighbourhood Planning Steering
Group c/o

Rolvenden Parish Council



ASHFORD
BOROUGH COUNCIL

Civic Centre

Tannery Lane

Ashford, Kent

TN23 1PL

(01233) 331111

Dear Rolvenden Parish Council,

ABC's representation on the draft Rolvenden Neighbourhood Plan

Thank you for consulting Ashford Borough Council on your draft Neighbourhood Plan (NP). When the examiner looks into the plan they will want to know that the plan meets the basic conditions. The Local Authority is only required to consider whether the draft plan meets the basic conditions after the examination. However, I am sure it would be helpful to the Parish Council and to the Neighbourhood Plan group to consider whether the draft plan meets these conditions as early as possible.

The Council has not yet had sight of your basic conditions statement and would therefore wish to reserve judgment on whether or not it meets these conditions until this is available. However, in the meantime, I will comment on the information before me in the draft plan.

Please find attached the Council's formal response which considers whether the policies contained within the draft

Neighbourhood Plan may meet the basic conditions, notably if the policies have regard to national and local planning policy.

The response also provides recommendations on the draft in ABCs capacity as a critical friend and focuses on recommendations / changes that are not related to meeting the basic conditions.

Yours sincerely



Mrs Carly Pettit
Policy Planner

Ashford Borough Council Response to the Draft Rolvenden Neighbourhood Plan

Basic Conditions requirements:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
2. The making of the neighbourhood plan contributes to the achievements of sustainable development;
3. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the areas of the authority (or any part of that area);
4. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
5. Prescribed conditions are met in relation to the plan and prescribed matters have been compiled with in the connection with the proposal for the neighbourhood plan.

This representation considers whether the process and policies contained within the draft Rolvenden Neighbourhood Plan meet the basic conditions, notably if the policies conform and have regards to national and local policy. As Neighbourhood Plans must be consistent with the local adopted development plan (in this case, the current Core Strategy, Tenterden and Rural Sites DPD and saved Borough Local Plan 2000 policies) and the National Planning Policy Framework (NPPF).

We wish it to be noted that the Ashford Local Plan 2030, which will replace all the current local/development plans listed above, has now been submitted and Examination in Public has commenced. Looking at the timetable set out on Page 5 of the NP document for future stages, we note that the NP submission to ABC and NP Examination is expected to be held over the same time as the Local Plan hearing sessions are expected to be taking place. We therefore request that dates for these stages are confirmed as soon as possible, as this will inevitably have significant resource implications for ABC. *(Also noted is that 'current stage' in the diagram was listed as submission consultation, rather than the correct consultation stage above it).*

As the NP group expect Examination on the NP to cross over with the Local Plan Examination process, ABC believe it may be beneficial that the NP policies reflect consistency with the Local Plan 2030 (LP), in addition to the current adopted development plans. This will ensure the NP remains up to date either in the event of a NP delay which leads to its adoption after the LP, or that the NP policies are not immediately out of date upon LP adoption, if this follows shortly after. Consistency with current local plans is a basic condition requirement, and we have found very little reference to any local policies within the NP.

The table below contains comments and suggestions on the NP process' and policies.

Process or policy	Notes and suggestions
The Consultation process	There is currently no consultation statement setting out how any NP consultations to date have been carried out, and we have no information as yet about this formal Reg 14 stage of consultation. For example, where was this consultation advertised? Who received official notification of the start and end dates of the consultation (I only received an informal email)? Did this consultation get sent to statutory consultation bodies and Neighbouring Parish Councils in accordance with regulations? Where were hard

	<p>copies of the document located for people to view?</p> <p>Please consider the above points and draft a consultation statement, this will then form part of the background evidence to the plan.</p>
Rolvenden Parish Council response	It was intended to prepare a consultation statement following the Regulation 14 consultation – to be submitted with the Regulation 15 Neighbourhood Plan.
Housing allocation numbers - conformity with draft Local Plan 2030	The Borough Council notes that the draft Neighbourhood Plan proposes a dwelling provision of 24 units. The Council's Submission Local Plan indicates in para 2.8.1 that Rolvenden is committed to allocating land for 40 dwellings and this is also reflected in the Plan's housing trajectory. This was based on a reasonable assessment of what a parish such as Rolvenden could accommodate bearing in mind its relative sustainability and the previous allocations that had been made in the Tenterden and Rural Sites DPD that covered the period to 2021. As the draft NP progresses, the Council will be in a position to re-assess the scale of proposed allocations to be made in Rolvenden that is reflected in the Local Plan.
Rolvenden Parish Council response	The Main Modifications to the Ashford Local Plan 2030 incorporates the revised figure of 24 dwellings for Rolvenden.
RPN1 – Design of new development and conservation	<p>The Borough Council believes that this policy is repetitive of a number of currently adopted or draft Local Plan 2030 policies such as policies CS9, EN16, TRS17, TRS18, SP6 - promoting High Quality Design, ENV3a – Landscape Character and Design, ENV3b - Landscape Character and Design in AONBs, ENV5 – protecting rural features, ENV13 – conservation and enhancement of heritage assets and ENV14 – Conservation Areas.</p> <p>It may be more advisable to re- focus the policy on the character area assessment guidance and 'buildings of note' issues, which is specific to the evidence base gathered for this neighbourhood plan and would add a level of detail not currently covered in the local development plans, rather than repeating sections of it.</p>
Rolvenden Parish Council response	<p>The Neighbourhood Plan is required to be in general conformity with the strategic policies contained in the adopted development plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place. In accordance with the NPPF, local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.</p> <p>The Borough Council has saved a number of policies from the adopted Local Plan (2000) – although this plan was not intended to cover the period to 2030 and preceded the NPPF. The Core Strategy clearly contains strategic policies. The Tenterden and Rural Sites Development Plan Document does not distinguish between strategic policies and other development management policies. Whilst general conformity with an emerging Local Plan is not a legal requirement set out in the Act, the local team has attempted to ensure that the Plan is in general conformity with the strategic policies of the emerging Local Plan.</p> <p>In relation to design, the Neighbourhood Plan is in general conformity with the strategic policies contained in the adopted development plan and interprets and amplifies those elements of strategic policy which are important to the neighbourhood plan area.</p>
RPN2 – Protection of Important Open Space within the village envelope	<p>This policy is effectively applying a blanket restriction on the development of most areas of informal open space in the settlement of Rolvenden, which is stricter than policy COM2 of the Local Plan 2030 and adopted EN12, LE11 and CS18 in current plans.</p> <p>We understand a study has been undertaken on these informal areas but we wish to ensure that this evidence base meets the requirements of the NPPF, in particular paragraphs 74 – 78, which allows communities to designate Local Green Space and protect it, but under set criteria. We advise that compliance with the NPPF should be clearly demonstrated, if this is the intention of the policy. Without this clarification, we do not believe this policy meets the basic conditions. It may also be advisable to refer to this policy as 'Local Green Space' and not 'Open space', to avoid confusion with policy RPN9.</p>
Rolvenden Parish Council response	Local Green Space may be designated within neighbourhood plans. The areas shown in the Reg 14 Rolvenden Neighbourhood Plan would all meet the criteria for such designation though the evidence base would need to be updated. By designating land as Local Green Space local communities are able to rule out new development other than in very special circumstances. In accordance with the NPPF, local policy for

	<p>managing development within a Local Green Space should be consistent with policy for Green Belts.</p> <p>The Parish Council propose to amend the designation of Important Open Spaces to Local Green Spaces and to amend Policy RNP2 as follows:</p> <p>Proposals for development on land designated Local Green Space within the built-up confines, as defined on as defined on Maps 7 and 8, will not be permitted except in very special circumstances where it can clearly be demonstrated that the development would not be inappropriate and would not be in conflict with retaining the open green character of the designated space.</p>
<p>RNP3 – Protect and enhance the countryside</p>	<p>The NPPF does have a requirement under the core planning principles that policies should recognise the intrinsic character and beauty of the countryside (para 17). However, protection of the countryside in its own right from development (or areas outside the confined line) would not be in accordance with the sustainability criteria in the NPPF.</p> <p>We would advise that Policy HOU5 of the draft Local Plan is taken into consideration here, as this deals with the issue of windfall development outside the confines of a settlement already and covers the NPPF requirements of the 3 dimensions of what is considered ‘sustainable development’. This NP policy, as drafted may conflict with this policy.</p> <p>However, much of the criterion in this draft policy seems to also duplicate Policy RPN1, and/or current development plan policy and/or emerging local plan policy (see list of policies under response to RPN1).</p> <p>The criterion are confusing and do not flow logically with the intention of the policy.</p> <p>Criterion d) - Paragraph 118 of the NPPF protects Ancient woodland, and this, along with the other features mentioned in criterion ii) are covered by the current and emerging Biodiversity policies so it is advised that this repetition of coverage is not required.</p> <p>We would suggest that this policy is re-focused to cover the issue of the protection of important views covered in point c) in more detail, which would then make it fit with the preceding supporting text which appears to include a lot of detail on the topic and can be evidenced by the detailed background work you have undertaken. The policy could then be titled, ‘protection of important views’ rather than ‘countryside’, and relate specifically to important views for this settlement.</p> <p>If this policy is retained, we would suggest that the maps at the start of the NP document showing confines are placed with the policies that refer to them, for ease of reference.</p>
<p>Rolvenden Parish Council response</p>	<p>The Neighbourhood Plan is required to have regard to the NPPF and be in general conformity with the strategic policies contained in the adopted development plan.</p> <p>The recently adopted Ashford Local Plan 2030 does not enable residential development at the edge of the built up area of Rolvenden Layne with limited exceptions.</p> <p>Introduce new policy to ensure residential development will not generally be permitted on the periphery of Rolvenden Layne:</p> <p>RNP5 – Residential development on the periphery of Rolvenden Layne Built-Up Confines</p> <p>Residential development will not generally be permitted on the periphery of Rolvenden Layne outside of the built-up confines, as defined in Map 4.</p> <p>The recently adopted Local Plan (Policy HOU5) sets out the potential for new residential development at the edge of Rolvenden provided certain criteria are met. In considering development on the periphery of villages neighbourhood plans have the role of setting detailed boundaries and defining the policy terminology in a local context. Given the environmental and sustainability constraints of Rolvenden, the aim is to continue to adhere to the Neighbourhood Plan planning strategy.</p> <p>Introduce new policy to ensure that in considering development at the periphery of Rolvenden, great weight is given to conserving and enhancing the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and preserving and enhancing the landscape character of the designated</p>

	<p>Rolvenden Conservation Area and its setting:</p> <p>Policy RNP4 – Residential development on the periphery of Rolvenden Built-Up Confines</p> <p>In considering proposals for residential development in the countryside on the periphery of Rolvenden outside of the built-up confines, as defined in Map 3, great weight will be given to conserving and enhancing the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty and preserving and enhancing the landscape character of the designated Rolvenden Conservation Area and its setting.</p> <p>A proposal for development will only be permitted where:</p> <p>a) It would demonstrate that it is justifiable within the context of the national level of protection, and</p> <p>b) It would enhance the distinctive quality of the landscape and would have regard to the High Weald AONB Management Plan.</p>
Policy RPN4 – Housing Site Options	<p>Appropriate evidence appears to be provided in background evidence documents to support site allocation options.</p> <p>We would recommend that final NP creates separate policies for each site allocation for ease of reference rather than containing them in one.</p>
Rolvenden Parish Council response	<p>The Parish Council consider it more logical to group housing allocations into a single policy.</p>
Policy RPN5 – Dwelling size	<p>Although your current evidence supports the need for 1 and 2 bedroom properties in Rolvenden, there is no flexibility in this policy which will allow for future change in these local requirements. Therefore I do not believe it meets the flexibility requirements of the NPPF -paragraph 50 (bullet 3) - and therefore would not meet basic conditions as currently drafted.</p> <p>I advise that the current Core Strategy policy CS13 and draft Local Plan policy HOU18 on providing a housing mix, be considered, as this is likely to meet the requirements you are seeking and negate the requirement for a policy in this NP in any event.</p> <p>If you wish to retain a requirement for dwelling size on site allocations, we would advise that the requirement for the house size provision on each site allocation policy, be set out in the specific site policy, if this is to be different to the overall housing mix policy.</p> <p>If this policy is retained, I would also recommend clearer guidance on the term ‘majority of 1 or 2 bedroom dwellings’, as this could provide a number of options for site mix (for example 11 x 2 beds and 10 x 5 beds with no 1 bed provision) – would this be appropriate or would the PC expect a mix of 1 & 2 dwellings on all schemes?</p>
Rolvenden Parish Council response	<p>The Neighbourhood Plan is in general conformity with the strategic policies contained in the adopted development plan and interprets and amplifies those elements of strategic policy which are important to the neighbourhood plan area.</p> <p>The evidence indicates a significant need for smaller dwellings from both newly forming households and down-sizing older households throughout the plan period. This evidence is clearly associated with this policy. The policy is currently flexibly worded and is clearly cross-referenced to housing allocations. The policy is clearly worded and it is practical to assess whether the majority of dwellings on a development are 1 or 2 bedroom dwellings.</p>
Policy RPN6 – Village shops and Public Houses	<p>This policy appears to be replicating and/or conflicting with parts of current adopted policies such as SH16 and TRS DPD policies TRS8, TRS16 and local plan policies EMP2, EMP10, which protects local and village centres and deals with employment uses.</p> <p>There appears to be no timescales given on the viability/marketing requirements needed in this policy (EMP2 requires a 6 month period of marketing) – would this policy require a different timeframe? If so, where is the evidence to support this approach?</p>

	<p>I would also advise to check compliance with the current permitted development rights with regards to criterion c).</p> <p>What is meant by the term 'premises' in this criterion? If this means an already A use class building, then these would be permitted under GDPO to change to A1 without permission anyway, and A4 or A5 can change to A3 use without permission. Therefore, this policy needs more clarification as to its meaning and should be in conformity with current/emerging local policies and national permitted rights, unless there is evidence to show why it should be different in the NP Area.</p>
Rolvenden Parish Council response	<p>The Neighbourhood Plan is in general conformity with the strategic policies contained in the adopted development plan and interprets and amplifies those elements of strategic policy which are important to the neighbourhood plan area. Most of the policies identified in the Borough Council's response are not strategic but are detailed development management policies. Policies EMP2 and EMP10 are not adopted policies whilst Policy EMP2 relates to business units (Use Class B). The policy would not be applied to proposals which constitute permitted development.</p> <p>Detailed changes could be made to the wording of the policy and the reasoned justification to clarify the application of the policy and to better align the policy to the emerging Local Plan.</p> <p>Amend Policy RNP9 as follows:</p> <p>Policy RNP9 – Village Shops and Public Houses</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 despite a genuine and sustained attempt to market it on reasonable terms and where there are no other realistic proposals for retail or public house uses on the site.</p> <p>Add the following text to the reasoned justification:</p> <p>The contribution made to the economic, social and environmental wellbeing of the villages by the existing shops and public houses is recognised and wherever possible existing shops and public houses should be retained subject to their viability and a genuine and sustained attempt to market the premises on reasonable terms. What constitutes 'a genuine and sustained attempt to market' and 'reasonable terms' will depend on prevailing market conditions but this should not be less than six months and the terms on offer should compare with other similar premises and locations being let or sold for that purpose. The extent of marketing carried out will be an important factor.</p>
Policy RPN7 – Retention, Intensification and regeneration of existing business sites	<p>Advise to view current Policies TRS7 – TRS14 in TRSDPD and draft LP policies EMP1 – EMP5. I believe this policy may require some more information about how this draft policy differs from current policies listed above and if this NP policy are different/conflicting, the supporting text should explain why, using evidence base references (ie, why these locations are specifically listed?)</p>
Rolvenden Parish Council response	<p>The Neighbourhood Plan is in general conformity with the strategic policies contained in the adopted development plan and interprets and amplifies those elements of strategic policy which are important to the neighbourhood plan area. Most of the policies identified in the Borough Council's response are not strategic but are detailed development management policies.</p>
Policy RPN8	<p>The intention of this policy is unclear. Local TRS DPD policies are quoted and the issues of the policy title are all covered by current and emerging policies.</p> <p>However, this policy is then specifically only mentioning one site, Copfield Farm. This is therefore a site allocation policy, not a general policy, and should be drafted as such.</p> <p>Where is the evidence to support such a site allocation for these uses? Have other sites been assessed in the</p>

	same way?
Rolvenden Parish Council response	<p>The Neighbourhood Plan is in general conformity with the strategic policies contained in the adopted development plan and interprets and amplifies those elements of strategic policy which are important to the neighbourhood plan area.</p> <p>The reasoned justification explains that planning permission was granted for the change of use of 5030sqm of the 8120sqm to B2 and B8 Uses at Copfield poultry farm and this provides a suitable opportunity for additional business floorspace in the Plan area. It is therefore unnecessary for the policy to repeat that proposals to convert rural buildings to business use at Copfield Farm will be permitted.</p> <p>Delete: Proposals to convert rural buildings to business use at Copfield Farm will be permitted from Policy RNP10.</p>
Home Working	This section does not have a supporting policy to it, so may not be required at all. If it is to be retained it may want to reference policy EMP6 of the Local Plan 2030.
Rolvenden Parish Council response	The Neighbourhood Plan is in general conformity with the strategic policies contained in the adopted development plan and a policy is not justified in relation to home working.
RPN9 – Open Space	<p>The supporting text of the policy is correct that the NPPF promotes protection and enhancement of open spaces and sports and recreation, however, it does also state that policies should be based on robust and up-to-date assessments of need (Para 73).</p> <p>The open spaces study on the website with the draft plan, appears to be supporting the policy RPN2, covering the informal green spaces rather than sport and recreation facilities covered by this policy.</p> <p>However, the current policy CS18 already protects public open spaces in the same way as this draft policy, and also the Local Plan policy COM2 picks up this issue, with the support of the recently adopted borough wide Open Space Strategy. In addition, LP policy COM3 deals specifically with allotments. These policies provide protection to these facilities but also a number of criterion in which loss of these facilities would be permitted in accordance with the NPPF.</p> <p>The stricter requirements than COM2 and COM3 contained within policy RPN9 would need to be justified by evidence, as at some point in future (on adoption) they would be conflicting.</p>
Rolvenden Parish Council response	<p>The Neighbourhood Plan is in general conformity with the strategic policies contained in the adopted development plan and interprets and amplifies those elements of strategic policy which are important to the neighbourhood plan area. There is no ‘tick box’ list of evidence required for neighbourhood planning and proportionate, robust evidence should support policy. The reasoned justification includes the principal reasons for retaining existing recreation and leisure open space in the plan area. In relation to the allotments, this text can be expanded.</p> <p>It is proposed to revise the text as follows to distinguish further from Local Green Spaces</p> <p>Replace ‘open space’ with ‘Recreation and Leisure Open Space’.</p> <p>Add text as follows: Privately owned allotments are situated along Tenterden Road, Rolvenden and are well used. The Parish Council is expecting to use contributions from the Halden Field development to improve them by laying on a water supply, soil improvements and better linking pathways.</p>
Policy RPN10 – Retention of Community Buildings	This policy is repeating Policy CS18 and COM1 and it is advised that it would not be required.
Rolvenden Parish Council response	The Neighbourhood Plan is required to have regard to the NPPF and be in general conformity with the strategic policies contained in the adopted development plan. In accordance with the NPPF, local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood

	plan is in preparation.
Policy RPN11 – Multi-sports community owned pavilion	As a site/facility allocation policy, it is assumed the evidence base supports this site selection and therefore there are no comments.
Policy RPN12 – Off Street Parking	<p>This policy quotes the KCC minimum parking requirement what is this? Is this a document, can these details be provided in the supporting text? Or do you mean ABC parking policy?</p> <p>ABC policy and SPD with regards to parking standards on new development, if these NP requirements are different, why and where is evidence? Quote the evidence and use the map you have put at the start of the plan.</p> <p>If they are not different to SPD or TRA3 Policy requirements then the policy is not required.</p>
Rolvenden Parish Council response	<p>Parking policy in the Borough is clearly changing as the emerging policy seeks to replace the SPD. The Regulation 15 Neighbourhood Plan will be in general conformity with the strategic policies contained in the latest adopted development plan.</p> <p>Update Neighbourhood Plan to be in general conformity with the strategic policies contained in the latest adopted development plan regarding parking standards.</p>
Policy RPN13 – Extension to Village Hall car park	As a site/facility allocation policy, it is assumed the evidence base supports this site selection and therefore there are no comments.
Policy RPN14 – Securing Infrastructure	<p>Of the 4 bullet points of requirements detailed in this section, none are specifically mentioned in the policy itself, which may be advisable to give them policy status.</p> <p>However, 2 of them are repeating policies within the NP already – Multi-sports pavilion and village hall car park which state they would require developer contributions in the policies, so these may not need to be repeated here.</p> <p>The first bullet point refers to sustainable transport and walking/cycling etc, which repeat the provision and enhancements required by policies TRA4 – TRA7 of the Local Plan 2030 which would apply to all new developments anyway.</p> <p>The fourth bullet is an identified project, and may need further detail/evidence. No recent CA appraisal (and/or any management plan) has not been adopted or followed the correct legal process for this. Is the NP suggesting that this CA appraisal work has been undertaken as part of the Character Area assessment work? If so, this may need to be made clearer in the supporting text here, so the status of this work is acknowledged and adopted as part of the NP.</p> <p>Overall, the policy is similar to LP policy IMP1 – Infrastructure Provision, with the exception of the specific identified projects mentioned above and therefore may require some more clarity as to its purpose.</p>
Rolvenden Parish Council response	<p>The policy concerns the provision or funding of infrastructure in association with development and therefore is not repetition of other policies which solely allocate sites. The NP is suggesting that Conservation Area appraisal work has been undertaken as part of the Character Area assessment and this will be made clearer in the supporting text.</p> <p>Amend supporting text in Appendix 1.</p> <p>Amend Policy RNP17 to include specific projects as suggested by the Borough Council:</p> <p>Policy RNP17 - Securing Infrastructure</p> <p>Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, and where relevant the infrastructure identified in the Neighbourhood Plan below through developer contributions, in a timely manner subject to</p>

an appropriate assessment of viability:

- Sustainable transport measures from new development which assist walking and cycling including improved, sympathetically designed signage to link up the network of footpaths and other green spaces;
- Multi-Sports Pavilion;
- Extension to the Village Hall Car Park; and
- Conservation Area environmental enhancement measures within the High Street and Regent Street Character Areas as set out in the Character Area Assessment (Appendix 1)

Mr Duncan Murray
Rolvenden Parish Council
Rolvenden Village Hall
Maytham Road
Rolvenden
Kent
TN17 4ND
BY EMAIL ONLY

Environment, Planning and Enforcement

Invicta House
County Hall
MAIDSTONE
Kent ME14 1XX
Phone: 03000 419618
Ask for: Alexander Payne
Email: Alexander.Payne@kent.gov.uk
26 March 2018

Re: Rolvenden Neighbourhood Development Plan - Regulation 14 Consultation

Thank you for consulting Kent County Council (KCC) on the Rolvenden Neighbourhood Development Plan (NDP), in accordance with the Neighbourhood Planning (General) Regulations 2012. The County Council has reviewed the NDP and sets out its comments below.

Highways and Transportation

Rolvenden and Rolvenden Layne are both villages in rural locations with limited facilities, requiring residents to travel out of the village for most services, such as secondary school education and supermarkets. The Parish Council has proposed three sites for future development with a total capacity of 24 dwellings.

Cornex Garage, High Street (10 dwellings)

Site movements will likely be comparable or less than those which currently take place on site due to its current use as a petrol station and garage. The size of the site appears to allow sufficient width for an access to allow 2-way vehicle passing. The visibility splays may need to be shown to the centre of the running lane due to the presence of on street parking but as the existing access includes a white access highlight marking, visibility appears acceptable.

Redwood, Tenterden Road (10 dwellings)

Visibility splays will need to be demonstrated for the 40mph speed limit. Based on the straight nature of this part of Tenterden Road and the available verge width, the visibility splays appear achievable. There is not an access to the site that is immediately apparent, but it must be sufficiently wide to allow 2-way passing of 2 vehicles, access and turning for a refuse vehicle. The existing bus stop may need alteration or improvement as it may be located at the proposed point of access.

Kingsgate Corner, Maytham Road

KCC recommends that access be taken from Frensham Road, as outlined in the NDP as the required visibility on Maytham Road may be difficult to achieve. Vehicle speeds on this road are also likely to be higher than on Frensham Road. Access should be achievable for a fire appliance to enter the proposed site.

In summary, KCC as the Local Highway Authority would raise no objection in principle to the proposed locations for residential development, at the scale proposed.

Public Rights of Way (PRoW)

KCC's Public Rights of Way and Access Service is committed to working in partnership with Parish Councils to achieve the aims contained within the Rights of Way Improvement Plan. An extract of the PRoW Map showing the alignment of both paths is attached in Appendix 1.

Although largely supported, the NDP makes no reference to the County Council's Rights of Way Improvement Plan (ROWIP). This is the strategic document for the management, provision and promotion of the PRoW network for the next 10 years (2018-28). KCC recommends that the Parish Council ensures the ROWIP is

referenced as this will enable successful joint working to deliver future improvements to the Parish PRoW network. KCC requests that the ROWIP is referenced in section 4 of the NDP to enable successful joint working to deliver future improvements to the Parish PRoW network, as mentioned above.

Within section 2 of the NDP, KCC recommends that the PRoW network is given a separate heading to highlight that Rolvenden is well served by PRoWs, which provide opportunities for leisure and recreation and access to facilities, Rolvenden Primary School and places of work. The PRoW network facilitates physical activity which provides benefits for physical and mental health, and wellbeing. Improving the links between the PRoW and cycle network and local facilities, Rolvenden Primary School and places of work may help alleviate some of the identified transport issues within the Parish.

On page 16, a number of necessary provisions are listed which the NDP expects any consented development to provide. KCC recommends that the consideration of the PRoWs, potential improvement of the existing network and connectivity to the PRoW network should be included in this list as a policy requirement.

KCC requests that Policy RNP1 - Design of New Development and Conservation should include an additional point regarding the protection and enhancement of the PRoW network and that the NDP supports development proposals that include appropriate and proportionate contributions, through a Section 106 agreement, to improve the PRoW network.

KCC acknowledges the inclusion of the PRoW network and National Cycle Routes within the tourism section (page 45), as important resources to attract tourists to the area. KCC advises that it is important to maintain the condition of such routes to a high standard to improve the attractiveness of the area for tourism.

KCC recommends that the third leisure and well-being objective (page 47) should include:

- *To protect the extensive network of footpaths serving the Parish **and to provide new routes to improve the network's accessibility and connectivity, where appropriate to do so.***

Whilst KCC supports Policy RNP9 it is requested that it is renamed to 'Open Space and Public Rights of Way'. It is also recommended that this Policy includes the following wording after 'protected and enhanced':

- *Existing public rights of way will be protected and enhanced, **and new routes provided to improve the network's accessibility and connectivity, where appropriate to do so.***

Whilst KCC supports the plan to seek developer contributions (page 54), it is recommended that the phrase 'network of footpaths' should be changed to 'PRoW network', so it includes equestrian routes where appropriate. KCC advises that developer contributions may provide opportunities to improve the PRoW network in the southern part of the Parish which currently lacks connectivity. In addition, KCC has identified specific improvement projects which require funding. There are two surfacing projects for footpaths AT49 and AT56 within the Parish that require funding should appropriate contributions from future planning applications or other funding sources become available. – Kerrin can you please identify the location of these? AT49 north south runs from Little Jobs Cross to the Church. AT56 runs from Four Wents (Maytham Rd) through to Cornhill on the Hastings Rd (A28) parallel to and north of Frogs Lane

Policy RNP14 - Securing Infrastructure is supported but it is requested that the PRoW network is specifically referred to in order to improve the PRoW network through section 106 contributions.

Minerals and Waste

KCC is responsible for both minerals and waste safeguarding in Kent to ensure that mineral resources are not needlessly sterilised by other forms of development and that the continued lawful operation of permitted waste management capacity of the county is not compromised by new development.

Policy CSM 5 of the adopted Kent Minerals and Waste Local Plan 2013-30 ¹ (KMWLP) sets out Mineral Safeguarding Areas (MSA) where economically important minerals exist within Kent. The Rolvenden Parish area incorporates three minerals of economic importance as identified in the Ashford MSA:

- Sub-Alluvial River Terrace Deposits
- Sandstone – Tunbridge Wells Sand Formation

- Sandstone – Ashdown Formation

KCC notes that the Rolvenden NDP does not currently refer to mineral safeguarding, and it will be necessary for this matter to be considered in the NDP. The adopted KMWLP policies specifically relating to land-won mineral safeguarding are policies CSM 5 Land-won Mineral Safeguarding and DM 7 Safeguarding Mineral Resources. Any development within the MSA and outside the identified urban boundaries/village confines that has the potential to sterilise economic minerals will be required to be assessed against these policies. Therefore, the mineral safeguarding constraints need to be recognised in the NDP to ensure that a full understanding of the planning constraints for the NDP area are incorporated to comply with the National Planning Policy Framework (NPPF) and the KMWLP.

KCC has reviewed the three proposed housing site allocations and all three are not within any MSAs. However, if any further development proposals come forward, Rolvenden Parish should be aware of the relevant safeguarding policies.

The Rolvenden Parish should be aware that all waste management facilities are also safeguarded and any proposed development within 250m of the safeguarded facilities should consider Policy CSW 16 and the potential safeguarding exemption criteria as set out in Policy DM 8. KCC is not aware of any existing waste management facilities within the Rolvenden Parish area but this will need to be confirmed.

Further guidance on mineral safeguarding and minerals assessments can be found in the safeguarding supplementary planning document 2. Should you require any further information then please contact a member of the Minerals and Waste Planning Policy team on 03000 422370 or mwlp@kent.gov.uk.

https://www.kent.gov.uk/__data/assets/pdf_file/0019/69310/Supplementary-Planning-Document-SPD-on-Minerals-and-Waste-Safeguarding.pdf

Sustainable Urban Drainage

The NDP provides for a restricted development envelope within existing villages and allows limited development in the countryside, providing significant weight to consideration of heritage, landscape and open space. Flooding is not a specific issue to Rolvenden Parish except along the Newmill and Hexden Channels, and some limited localised flooding which may occur. Ashford Borough Council has a specific policy with respect to surface water management which would seek to address the impacts of any new development on surface water. Therefore, surface water issues can be addressed by other planning policies.

However, KCC recommends that within the Environment objectives (page 19), the Parish Council should consider allowances and management of surface water, especially with any new development proposal, to ensure that it is integrated appropriately within landscape. There are many options on how new drainage infrastructure can be provided and, given the Parish's priority to the natural landscape, it would be preferable that any new drainage infrastructure enhances the landscape and provides additional benefits in relation to water quality, biodiversity and amenity.

Biodiversity

Biodiversity impacts must be considered when reviewing proposals for development and the draft NDP seems to only consider landscaping. KCC advises that a further point should be added to Policy RNP3 - Protect and Enhance the Countryside, with the following wording suggested for a new point e):

It would protect and enhance the natural and local environment to minimise impacts on biodiversity with the submission of Ecological Surveys and mitigation strategies for habitats and protected/notable species for any proposed development. All developments must demonstrate they are following the mitigation hierarchy to "avoid, mitigate and compensate" any impact.

In accordance with the NPPF, developments should seek to contribute towards a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible. Therefore, KCC suggests including a point f) to Policy RNP3, with the following wording:

It would deliver net gains in biodiversity.

Local wildlife sites are non-statutory designated sites which are important for the conservation of wildlife in Kent, and there is one LWS that the Rolvenden NPD needs to consider with regards to proposals for development. Within point d) of Policy RNP3, KCC recommends including a point d) iii):

Local Wildlife Site (Friezingham Dykes and Newmill Channel)

The County Council will continue to work with the Parish Council on the formulation and delivery of the NDP and welcomes further engagement as the Plan progresses.

If you require any further information or clarification on any matter in this letter, please do not hesitate to contact me.

Yours sincerely,

Katie Stewart

Director – Environment, Planning and Enforcement

Encs:

- Appendix 1: KCC PRoW Network Map for Rolvenden

Rolvenden Parish Council response

Highways and Transportation

Comments and absence of objection to housing site allocations noted.

Public Rights of Way

Footpaths are not a part of the Planning Strategy for the Parish and should not be included within Section 2.

Improvement of public rights of way is a non-land use matter and for this reason cannot lawfully be included in the Neighbourhood Plan. The Neighbourhood Plan already states in the Leisure section that the Parish has an extensive footpath and bridleway network and that the High Weald Landscape Trail long distance footpath passes through both Rolvenden and Rolvenden Layne. Policy RNP9 already states: Existing public rights of way will be protected and enhanced under Policy RNP9 and there is no need to repeat this text in Policy RNP1. **The title of Policy RNP9 should be amended as follows: Policy RNP12 – Recreation and Leisure Open Space and Public Rights of Way**

It is not appropriate to request development contributions towards sustainable access to a site by horse and there is no practical means or justification for developers to improve the PRoW network in the southern part of the Parish.

Minerals and Waste

Parish Council note the provisions of the adopted Kent Minerals and Waste Local Plan 2013-30 and that none of the proposed housing sites are within a mineral safeguarding area. The Parish Council are already aware that the Parish contains no waste management facility.

Sustainable Urban Drainage

Noted

Biodiversity

The Neighbourhood Plan does not need to repeat national planning policies or adopted/ emerging local plan policies in relation to biodiversity.

For the attention of: Duncan Murray

Application: Rolvenden Neighbourhood Plan – Regulation 14 Consultation

Highways England Ref: #4514

Dear Mr Murray,

Thank you for inviting Highways England's comment on the Rolvenden Neighbourhood Plan – Regulation 14 Consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN), in this case, particularly the A21 and the A259.

Having reviewed the Rolvenden Neighbourhood Plan - Regulation 14 Consultation, we note that the housing allocation is beyond that identified for the Parish in the emerging Ashford Local Plan. However, having examined the Neighbourhood Plan, we are satisfied that the plan's policies will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT C2/13 para 10 and DCLG NPPF para 32). Accordingly, Highways England does not, at present, offer any comments on the

Rolvenden Neighbourhood Plan.

Thank you again for consulting with Highways England and please continue to consult us via our inbox:
planningse@highwaysengland.co.uk.

Kind regards

David

David Bowie

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

Rolvenden Parish Council response

Noted

From: PandCR HQ Kent <pandcr@kent.pnn.police.uk>

Date: 16 March 2018 at 08:48:18 GMT

To: "councillordenisecurtain@rolvendenparishcouncil.org.uk"
<councillordenisecurtain@rolvendenparishcouncil.org.uk>

Subject: RE: Corrected 'comments by' date: ROLVENDEN NEIGHBOURHOOD PLAN – REGULATION 14 CONSULTATION

Dear Duncan

Thank you for your e mail of 7 February 2018.

Whilst we are not a statutory consultee, we note your references to the NPPF within your consultation documentation.

We would particularly draw your attention to Sections 58 and 59 of the NPPF in regard to regard creating "safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion".

You might find SBD Homes 2016 of interest and the KDI (copy attached) when looking at the design and layout of any planning proposals.

We would ask that we are consulted at the earliest possible stage of proposed developments seeking Secured By Design accreditation to ensure that appropriate advice and guidance is provide to ensure Crime Prevention through Environmental Design is incorporated and contributes to the creation of safe, sustainable, liveable and mixed communities.

Details of Secured by Design can be found at the following website: www.securedbydesign.com

Thank you again for consulting with us and we look forward to working with you in the future.

Kind regards

Linda

Rolvenden Parish Council response

Noted

e-seast@historicengland.org.uk

27 March 2018

Dear Sir / Madam

Rolvenden Neighbourhood Development Plan Regulation 14 Consultation

Thank you for your email of 7 February 2018 consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes the Rolvenden and Rolvenden Layne Conservation Areas. It also includes a number of important designated heritage assets including 126 Listed Buildings (one at Grade 1 and six at Grade II*); a Scheduled Monument (Medieval moated site and adjacent hythe, Lowden Farm); and, one Grade II Registered Park and Garden (Great Maytham). In line with National Planning Policy Framework (Paragraph 126), it will be important that a positive strategy is included in the plan for this area that conserves those elements which contribute to the significance of the historic environment and protects those heritage assets that contribute to its character so that they can be enjoyed by present and future residents of the area.

If you have not already done so, we would recommend that you speak to the planning team and conservation adviser at Ashford Borough Council, and with the staff at East Sussex County Council Archaeological Advisory Service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has set out advice on its website to help parish councils and neighbourhood forums to consider the historic environment in the preparation of their neighbourhood plans. The advice is intended to help to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained and reinforced. This can be found at:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

You may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced jointly by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

<http://content.historicengland.org.uk/content/docs/planning/neighbourhood-planninginformation-aug14.pdf>. (Please note this document is currently being updated and a link to the revised consultation version is included in the above webpage).

These comments are based on the information provided by you at this time and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently arise from this or later versions of the plan and which may, in our view, have adverse effects on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely

Alan Byrne

Historic Environment Planning Adviser

Rolvenden Parish Council response

Noted. The Neighbourhood Plan includes a positive strategy for the area that conserves those elements which contribute to the significance of the historic environment and protects those heritage assets that contribute to its character so that they can be enjoyed by present and future residents of the area.

High Weald Joint Advisory Committee

Regulation 14 Consultation on the Rolvenden Neighbourhood Plan

Thank you for consulting the High Weald AONB Unit on the draft Rolvenden Neighbourhood Plan. I congratulate Rolvenden Parish Council and the community on all the hard work that has obviously been put into this plan so far. The Plan appears to be based on a thorough understanding of the High Weald AONB in the area and I support the inclusion of policy RNP3, in particular the clause that development will only be permitted where 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.

I also endorse the use of character areas to assist in applying design policies. This appears to be supported by a very though piece of evidence and should assist in driving up the quality of development in the AONB, which covers both settlement areas, not just the surrounding countryside.

I have no particular concerns with allocating the Cornex Garage or the Kingsgate Corner sites to for housing. The land to the rear of Redwood is bounded to the south-east by priority woodland and has a historic routeway running down the eastern boundary. It also appears to be less well-related to existing settlements than the other two sites, and its development for 10 units would seem out of character with the density of dwellings in the immediate area.

I note with some surprise that Ashford Borough Council considers that Strategic Environmental Assessment is not required. I would advise that, even if this formal assessment is not carried out, it would be useful to produce a background document explaining how the proposed neighbourhood plan contributes to sustainable development (one of the Basic Conditions). In particular what policy options and sites were considered and the reasons why those put forward in the Plan were chosen in preference to alternative options.

The above comments are advisory and are the professional views of the AONB Unit's Planning Advisor on the potential impacts on the High Weald landscape. They are not necessarily the views of the High Weald AONB Joint Advisory Committee.

Yours sincerely,

Claire Tester MRTPI

Planning Advisor

High Weald AONB Unit

01424 723018

Advising on the management of a nationally important landscape

Background Information about the High Weald AONB Unit

The High Weald Area of Outstanding Natural Beauty (AONB)

The High Weald was designated in 1983 as an Area of Outstanding Natural Beauty. It is an exceptionally beautiful medieval landscape covering 564 square miles across the counties of East and West Sussex, Kent and Surrey. The National Planning Policy Framework (NPPF) gives great weight to conserving landscape and scenic beauty in AONBs as outlined in paragraphs 115-116. Development proposals within an AONB need to pay particular attention to its character and conserve and enhance its natural beauty. Planning permission should be refused for a major development except in exceptional circumstances and where it can be demonstrated the development is in the public interest and its benefits outweigh the adverse impacts resulting from the development.

The High Weald AONB Unit

The High Weald AONB Unit is funded by Defra and a partnership of the 15 local authorities covered by the High Weald to provide advice on how to conserve and enhance the AONB. The advice provided by the AONB Unit assists public bodies and statutory undertakers to meet their duty as set out in Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of conserving and enhancing the natural beauty of AONBs in making decisions that affect it.

Unlike National Park authorities, the High Weald AONB Unit is not a statutory body but an advisory one. It is not a local planning authority and the responsibility for determining planning applications remains with the 15 local authorities. The AONB Unit is not a statutory consultee on planning matters and it remains each local planning authority's decision whether or not they seek its advice on a particular planning application.

The High Weald AONB Management Plan

The scope of the advice in this letter is set by the statutory High Weald AONB Management Plan, which has been adopted by all partner authorities, as 'their policy for the management of the area and for the carrying out of their functions in relation to it'. The comments are advisory and are the professional views of the AONB Unit's Planning Advisor on the potential impacts on the High Weald landscape. They are not necessarily the views of the High Weald AONB Joint Advisory Committee.

The footpath to the east of the Redwood site will be protected by Policy RNP12.

Add the following supporting text to Policy RNP7b:

The footpath to the east of the site should be retained in accordance with Policy RNP12.

It is accepted that there should be a buffer between the Sparkeswood Gill ancient woodland and the development.

Amend RNP7b) Development Guidance

***Landscape and Open Space* as follows:**

A new landscape buffer of appropriate semi-natural habitat should be created between the development and the Sparkeswood Gill ancient woodland.

Natural England: re RNP4b

Our records show that part of the eastern site boundary (at its southern-most end) is adjacent to an area of ancient woodland. We, therefore, request that the policy text includes the requirement to ensure that the ancient woodland (an irreplaceable habitat), will be protected as a result of any development. In particular, proposals should include the leaving of an appropriate buffer zone (which should consist of semi-natural habitat), between the development and the ancient woodland or tree (depending on the size of the development, a minimum buffer should be at least 15 metres).

I hope you find these comments helpful. If there are issues I have not covered, please let me know and I will respond as quickly as possible. If discussion would be helpful, please give me a call.

Yours sincerely, **Rebecca Bishop MRTPI Adviser Sustainable Development**

Rolvenden Parish Council response

Add the following supporting text to Policy RNP7b:

The footpath to the east of the site should be retained in accordance with Policy RNP12.

It is accepted that there should be a buffer between the Sparkeswood Gill ancient woodland and the development.

Amend RNP7b) Development Guidance

***Landscape and Open Space* as follows:**

A new landscape buffer of appropriate semi-natural habitat should be created between the development and the Sparkeswood Gill ancient woodland.

Appendix A

Policy / Statement	paper O/L Total			paper O/L Total			paper O/L Total			O/L Total		O/L Total		O/L Total				
	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	No Answer												
Vision																		
1.1 Vision Statement	110	10	120	73	5	78	4	2	6	0	1	1	0	3	3	0	2	8
Environment																		
2.1 Envelope Boundary: Rolvenden	57	4	61	97	9	106	21	3	24	2	2	4	5	3	8	4	2	6
2.2 Envelope Boundary: Layne	57	3	60	89	9	98	27	4	31	3	2	5	0	3	3	12	2	14
3.1 Limited development outside R	69	5	74	89	8	97	19	4	23	6	2	8	1	2	3	4	2	6
3.2 Limited development outside L	67	4	71	85	8	93	16	6	22	8	1	9	2	2	4	9	2	11
4.1 Character Areas	86	3	89	88	10	98	9	6	15	0	2	2	1	0	1	2	2	4
5.1 Policy RNP1 Design new dev.	106	6	112	70	9	79	5	3	8	2	1	3	1	2	3	5	2	7
6.1 RNP2 Open Space protection	119	7	126	59	11	70	4	3	7	1	0	1	0	0	0	4	2	6
7.1 RNP3 Countryside protection	126	7	133	60	7	67	2	6	8	2	0	2	0	1	1	2	2	4
Housing																		
8.1 RPN4 a) Cornex Site	44	7	51	62	6	68	16	2	18	21	2	23	34	5	39	12	1	13
9.1 RPN4 b) r/o Redwood	43	2	45	91	7	98	28	7	35	8	2	10	13	3	16	7	2	9
10.1 RPN4 c) Kingsgate Corner	58	5	63	91	8	99	19	5	24	9	0	9	6	3	9	5	2	7
Sites considered Inappropriate for Housing																		
11.1 Site opp. West Lodge (R1)	72	4	76	44	5	49	32	6	38	15	2	17	5	4	9	18	2	20
11.2 Inkerman Field (R2)	85	3	88	49	10	59	31	2	33	7	2	9	1	4	5	16	2	18

11.3 Large Field adj Redwood (R4)	65	6	71	47	8	55	40	2	42	13	1	14	2	4	6	15	2	17
11.4 Windmill Meadow (R5)	80	2	82	42	9	51	27	3	30	13	2	15	8	5	13	16	2	18
11.5 Sparkeswood Park (R6)	78	1	79	47	11	58	31	6	37	13	0	13	3	3	6	16	2	18
11.6 Dallens- south Frogs Lane (R7)	81	3	84	41	8	49	39	4	43	7	2	9	1	4	5	18	2	20
11.7 Land north. of Frogs Lane (R8)	80	3	83	41	8	49	40	4	44	7	2	9	2	4	6	18	2	20
11.8 South Field Thornden Lane (R10)	84	4	88	39	6	45	37	4	41	6	2	8	3	4	7	17	3	20
11.9 Thornden Field north (R.11)	85	5	90	39	6	45	36	4	40	3	2	5	3	4	7	17	2	19
12.1 RNP5 Dwelling size	77	6	83	81	7	88	12	3	15	4	1	5	5	3	8	1	3	4
Local Economy																		
13.1 RNP6 Village Shops and PHs	114	8	122	63	8	71	4	4	8	0	1	1	0	0	0	3	2	5
14.1 RNP7 Existing Business sites	76	4	80	96	9	105	8	5	13	2	1	3	0	1	1	2	3	5
15.1 RNP8 Rural Business & Tourism	61	6	67	105	7	112	14	7	21	6	0	6	0	1	1	2	2	4
Leisure & Wellbeing																		
16.1 RNP9 Open Space	110	9	119	69	6	75	2	6	8	2	0	2	0	0	0	1	2	3
17.1 RNP10 Community Bldgs	123	9	132	71	8	79	0	4	4	0	0	0	0	0	0	2	2	4
18.1 RNP11 Multi Sports Pavillion	79	3	82	85	10	95	13	7	20	2	1	3	9	0	9	1	2	3
Local Infrastructure																		
19.1 RNP12 Off-street Parking	97	6	103	81	9	90	5	3	8	0	1	1	0	2	2	3	2	5
20.1 RNP13 Extn to Village Hall car park	96	6	102	82	11	93	4	3	7	2	0	2	1	1	2	1	2	3
21.1 RNP14 Securing infrastructure	91	7	98	75	7	82	12	6	18	1	1	2	1	0	1	5	2	7

21.1 **RNP14** Securing infrastructure

| 91 7 98 | 75 7 82 | 12 6 18 | 1 1 2 | 1 0 1 | 5 2 7 |

Appendix B

Questionnaire Numbers / Names					
1	Christopher Booth	46	J Tanner	91	Margaret Macaulay
2	-	47	D Sawyer	92	David Macaulay
3	Clare Barham	48	Margaret Bowdery	93	Margaret Lowrie
4	Knott	49	Denise Curtain	94	Robert Lowrie
5	Sally Wilkins	50	Ian Clifton	95	John Allen
6	Brian Richter	51	Jean Clifton	96	Elizabeth Allen
7	Maureen Brooks	52	K Malone	97	James Hutchinson
8	Chris Plowman	53	Sally Sawyer	98	Jacqueline Hutchinson
9	Andrew Austen	54	Jane Doyle	99	Nigel Hutchinson
10	Mrs B E Howes	55	Jennifer Murray	100	Richard Hinkley
11	Tim Monckton	56	Terry Curtain	101	Katy Georgetti
12	David Hayman	57	Duncan Murray	102	D Fairey
13	Mandy Babbage	58	David Newman	103	Sandra Hinkley
14	M Babbage	59	Irene Newman	104	Catarina Beresford
15	D Moore	60	Tony Doyle	105	Terry Moore
16	Mercedes Hayman	61	John Probyn	106	Lesley Ann Black
17	Mrs H Bryant	62	Christine Malone	107	Richard Knevet
18	Tony Abrahams	63	Jacky Stace	108	Bill Burvill
19	-	64	Mrs J Wilson	109	Elizabeth Marshall
20	Richard Coleman	65	Charles Georgetti	110	Andrea Betts
21	Jenny Wynter	66	Jean Hamilton	111	Tessa Hatts
22	Patrick Izod	67	John Hamilton	112	Mrs C Raithby-Veall
23	Rob James	68	Mrs P M Mannall	113	Patricia Ginn
24	Jeannie Duncanson	69	Bruno Del Tufo	114	D A Ginn
25	Sarah Harrington-James	70	Denise Del Tufo	115	R Mills
26	Sylvia Kellett	71	Mrs C Norrington	116	Stanley Calvert
27	-	72	Pam Murphy	117	Jane Hitchings
28	Tony Vening	73	Lavinia Probyn	118	Mrs B Long
29	Mrs Tina Garrott	74	D Parsons	119	Joanna Winston
30	Amelia Fletcher	75	Ian Woodcock	120	Ms Saker
31	Peter Garrott	76	John Wilkins	121	Rebecca Davidson
32	Erin Austen	77	Frances Clifford	122	P H Kellett
33	Rob Pursey	78	Victoria Berwick	123	Guy Beresford
34	Mrs Margaret Day	79	Rita Walters	124	John Hook
35	Maralyn + Graham Button	80	Simon Toynbee	125	Phil & Jane Thomas
36	Mrs O Austen	81	Mrs Val Sutton	126	Mark Davidson
37	Peter Austen	82	Julian Knott	127	Stephanie Davidson
38	Luigi Serra	83	E Parton	128	Mrs S Dyer
39	Jacky Serra	84	K M Linklater	129	Richard Dyer
40	Luke Furlonger	85	Andrea Gregory	130	James Dyer
41	Judy Vinson	86	Tracey Balch	131	Katherine Dyer
42	Lynn Curtis-Woodcock	87	Kate De Haan	132	Nigel Peoples
43	Susan Hatt	88	B Matthews	133	Y J Hillier
44	C Meades	89	James Matthews	134	Mrs Bray
45	David + Anne Boulton	90	Yvonne Runciman	135	Mr Bray

136	Brian Hughes	181	William Kent
137	John Tomalin	182	Natasha Mills
138	Valerie Tomalin	183	Esme Thomas
139	Mrs Carol F Nisbet	184	Mr & Mrs A R Johnstone
140	D C Nisbet	185	Linda Walker
141	Janet Gambier (Barbara)	186	Yvonne Mallison
142	John Walters	187	Courtley Planning Consultants Ltd on behalf of Pent Ltd
143	Ashley Bryant	ON LINE RESPONDENTS	
144	Denise Bryant	01	Robin Wilcox
145	Michele Bradshaw	02	Neil Cackett
146	Sarah Connell	03	Graham Sykes
147	Rupert Connell	04	Liz Duffy
148	Kirsty Goodsell	05	Christopher Fletcher
149	Mr Veall	06	Michael Brislee-Edwards
150	Ann Reeves	07	Alastair Macleod
151	Sue Bourne	08	Dawn Wilcox
152	Michael Hook	09	Edward Barham
153	Tallett	010	John Broughton
154	Cassy Rose	011	Mr and Mrs B N Pain
155	William Barham	012	Julie Hodgkins
156	Stuart Hyder	013	Jackie King
157	Tayn Hyder	014	Judith Burvill
158	Ton Cox	015	Gwendoline Collins
159	-	016	Stephen Collins
160	Graham Tiltman	017	David French
161	Clare Sermon	018	Deborah Feldhaus
162	Mike Geerts	019	Dan Feldhaus
163	Sian Reeves	020	Fiona May
164	Trevor Lodge	021	Peter Walsh
165	S Spicer	022	Fiona Duval
166	B Spicer	023	-
167	Ben Sugden	024	-
168	Jessica Sands	025	Stephen Collins
169	Aidan Simister	026	-
170	Amy Simister	027	-
171	Pauline Gower	028	Neville Matthews
172	Gill Pooley	029	-
173	D King		
174	Jason Coggins		
175	Charlotte Coggins		
176	Jenny Field		
177	John Field		
178	William Smith		
179	Alison Nesfield		
180	John Mills		