EAST PECKHAM NEIGHBOURHOOD DEVELOPMENT PLAN

Key Views

What you told us











338
VOTES

23 views
CONSIDERED

2
WAYS TO TAKE PART

Results of the online and in-person consultation, September to October 2026

East Peckham Parish Council | Version 1.1 | November 2026

The results at a glance

Residents were asked which views in and around East Peckham are special to them, and might be protected by the Neighbourhood Development Plan so that development does not harm or obstruct them. Here is what you told us.

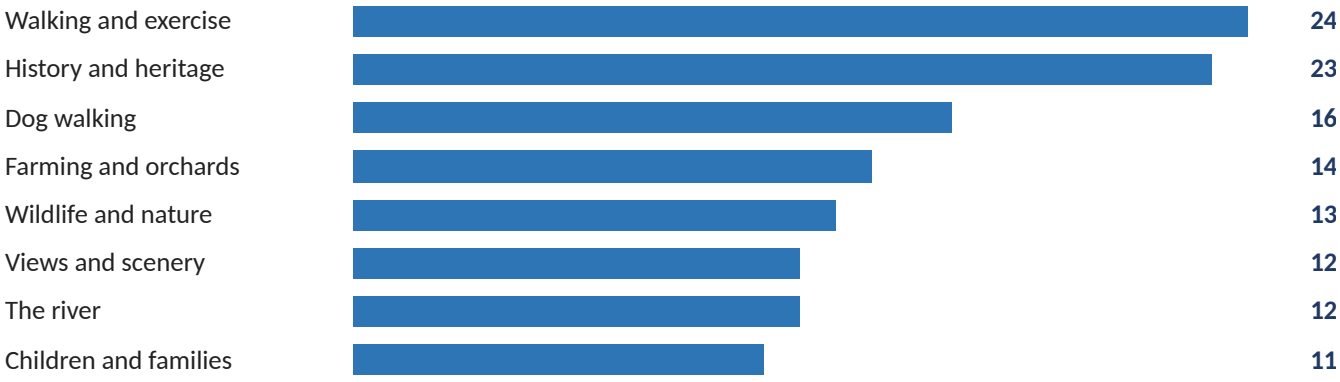
338	230	108	23
VOTES IN TOTAL	**IN-PERSON VOTES**	**ONLINE VOTES**	**VIEWS CONSIDERED**
	red dots on the display boards	from 8 online responses	22 on the map; one wide panorama

What the results tell us

- Old Church Road, through the Lychgate had the most support (31 votes). Junction of Field North and East of Church and Orchards framing the Public Footpath off Bush Road were joint second with 26 votes each.
- The three most supported views (Old Church Road, through the Lychgate, Junction of Field North and East of Church, and Orchards framing the Public Footpath off Bush Road) stay the same however the votes are counted: all votes together, in-person votes only, or all votes leaving out the 5 earliest online responses. The detail is under 'Checks we made' on the page about how the consultation worked.
- Every one of the 23 entries received votes. The fewest was 4 (view 18).
- In their online comments, people mentioned walking and exercise, history and heritage, and dog walking most often.

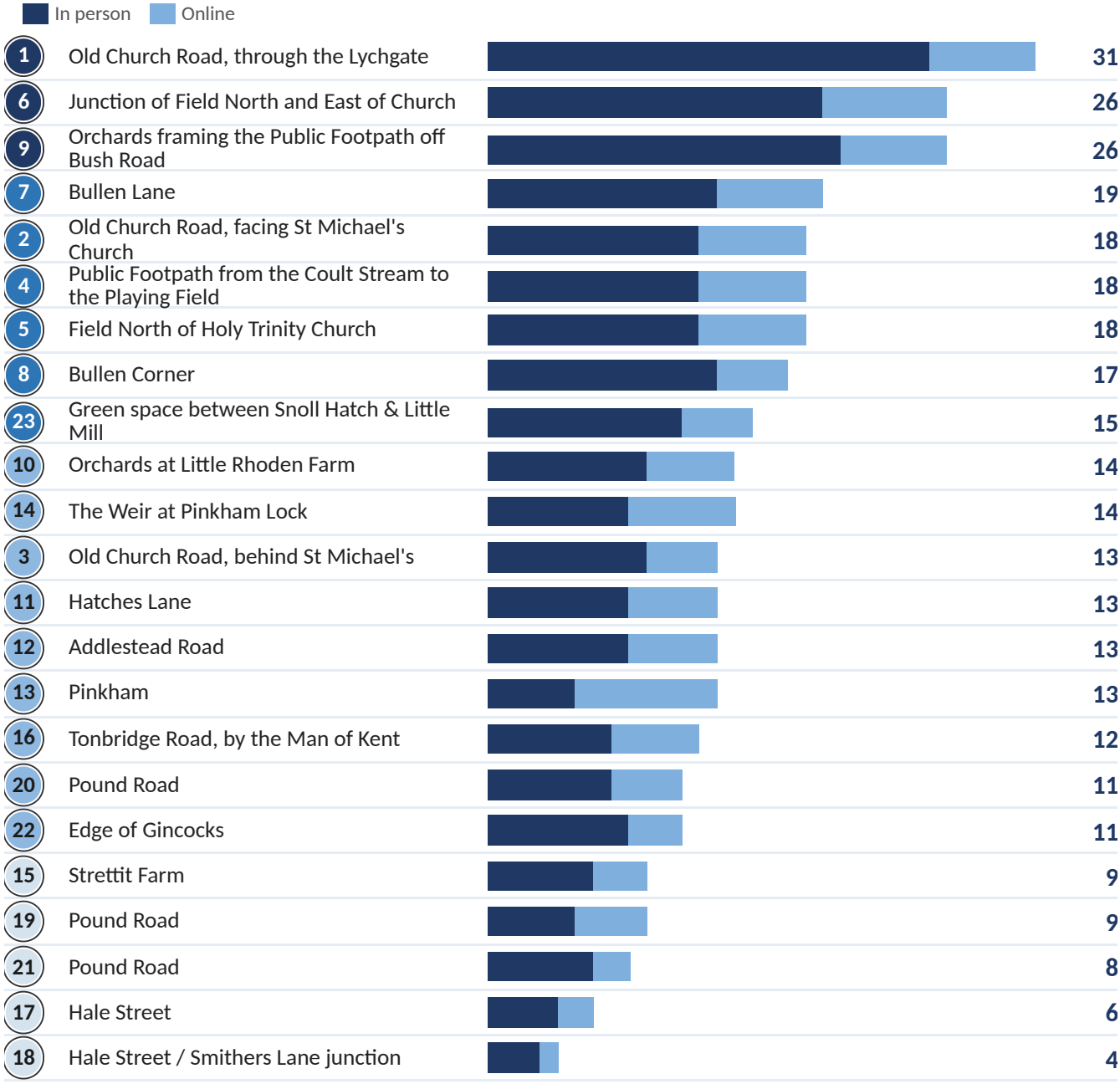
What you told us you value

Counted across the 81 online comments on individual views. A comment can mention several things, so the counts add up to more than the number of comments.



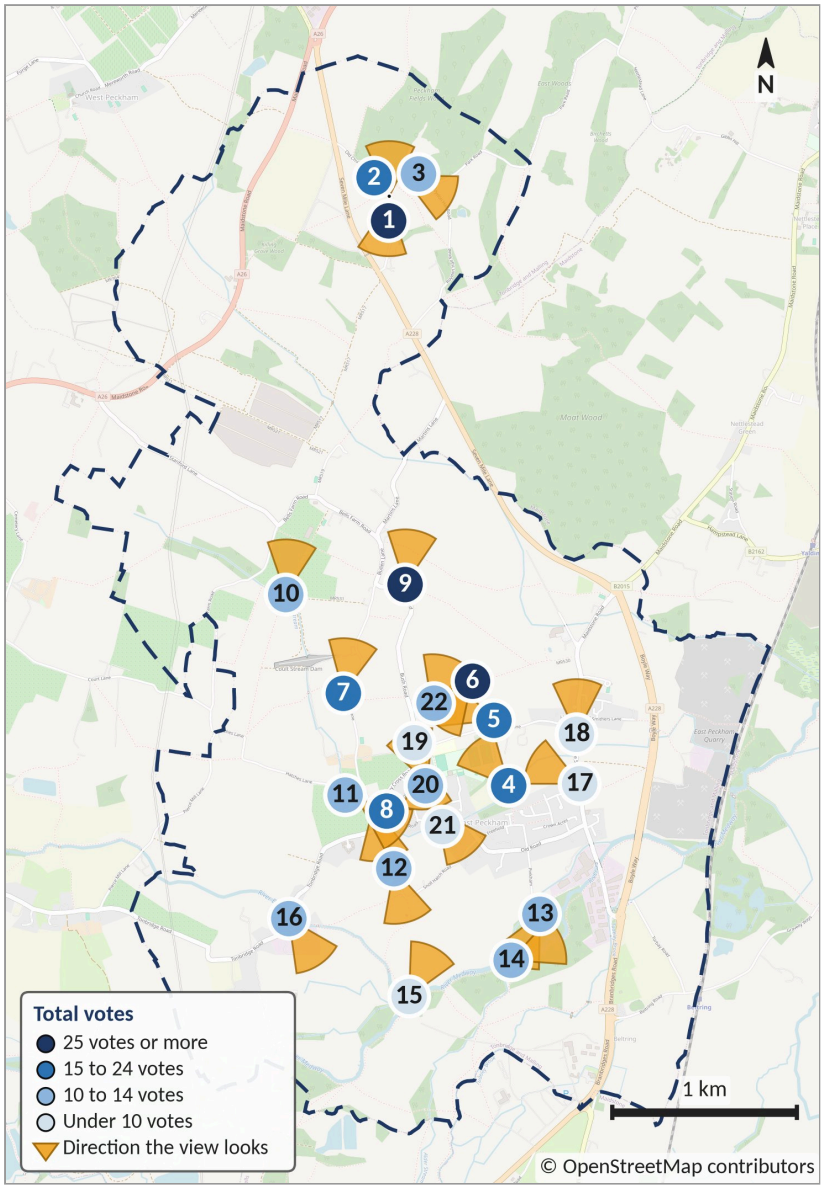
Votes for each view

All 23 views, from most to least supported. Dark bars are in-person votes and light bars are online votes. The number on the right is the total.



Where the views are

Each numbered circle is the spot where a photograph was taken, shaded by the total votes the view received. The orange wedge shows the direction the view looks. The dashed line is the parish boundary. View 23 is a wide panorama and is not shown.



1 Old Church Road, through the Lychgate
2 Old Church Road, facing St Michael's Church
3 Old Church Road, behind St Michael's
4 Public Footpath from the Coult Stream to the Playing Field
5 Field North of Holy Trinity Church
6 Junction of Field North and East of Church
7 Bullen Lane
8 Bullen Corner
9 Orchards framing the Public Footpath off Bush Road
10 Orchards at Little Rhoden Farm
11 Hatches Lane
12 Addlestead Road
13 Pinkham
14 The Weir at Pinkham Lock
15 Strettit Farm
16 Tonbridge Road, by the Man of Kent
17 Hale Street
18 Hale Street / Smithers Lane junction
19 Pound Road
20 Pound Road
21 Pound Road
22 Edge of Gincocks
23 Green space between Snoll Hatch & Little Mill

How the consultation worked, and how to read the results

Two ways to take part

Online

Residents could look through the photographs on the Parish Council website, tick the views they value, and say what makes each one special. The online consultation closed on 11 October 2026. All online responses were received between 6 September and 4 October 2026.

In person

The same photographs were displayed on boards as part of the residents' consultation meeting on Tonbridge and Malling Borough Council's Regulation 19 Local Plan, held on 27 September 2026. Visitors placed a red dot against each view they value, and could leave comments on post-it notes. Parish Council staff counted the dots, and the counts were received from the Parish Council Office on 13 October 2026. This report uses the dot counts and the notes about missing views passed on by the Parish Office.

What counts as a vote

A vote is one tick online, or one red dot in person, for one view. People could support as many views as they wished, so the number of votes is not the number of people. Online, each response supported 13.5 views on average. The direction of each view is the compass bearing recorded by the camera for its photograph.

Who took part

8 online responses were received between 6 September and 4 October. 5 gave an optional postcode, and 4 of those are within the parish. 5 of the 8 online responses arrived on 6 and 7 September, the first two days. In-person visitors were not asked for any details.

How to read the numbers

These results show how much the community values each view. They are not a referendum.

- People chose whether to take part, so the results show the views of those who responded, not of the whole parish.
- No names were collected, so we cannot check whether one person voted more than once. The number of people who visited the display boards was not recorded.
- A high number of votes shows how much a view is valued. It does not decide whether it will be protected: that depends on the tests set out at the end of this report.

Checks we made

We tested whether the result depends on how the votes are counted, by comparing: (1) all votes; (2) in-person votes only; and (3) all votes leaving out the 5 online responses received on 6 and 7 September. The same three views are in the top three each time: Old Church Road, through the Lychgate, Junction of Field North and East of Church, and Orchards framing the Public Footpath off Bush Road. Below the top three many views are close together, so their order should be read as approximate.

How the views were chosen: the working group rated 39 candidate photographs from 0 to 5 stars. 24 scored three stars or more, and 22 of them were used for the 23 views; none of the 15 photographs rated lower was used. Two views (22 and 23) were not rated.

The views, one by one

1 Old Church Road, through the Lychgate

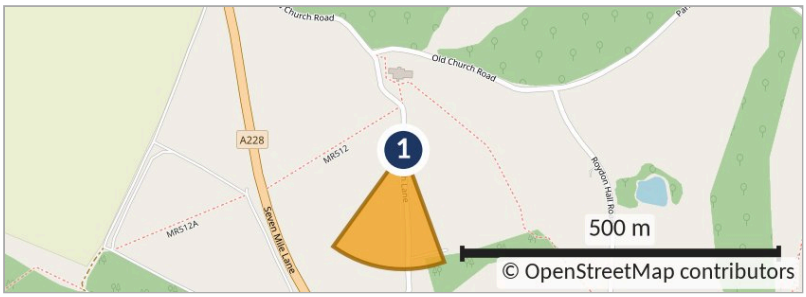
1st of 23





31 votes — 25 in person + 6 online

Looking south Facing away from St Michael's Church



WHAT PEOPLE TOLD US

Walking and exercise 3 | Views and scenery 3 | Peace and quiet 2 | History and heritage 2

> *"I cycled here as a child with my family. It is so quiet and peaceful with far reaching views of the valley and surrounding villages."*

> *"The views, the wildlife rich hedgerows and the historic buildings"*

2 Old Church Road, facing St Michael's Church

Joint 5th of 23



18 votes — 12 in person + 6 online

Looking north A few yards down the road from the church



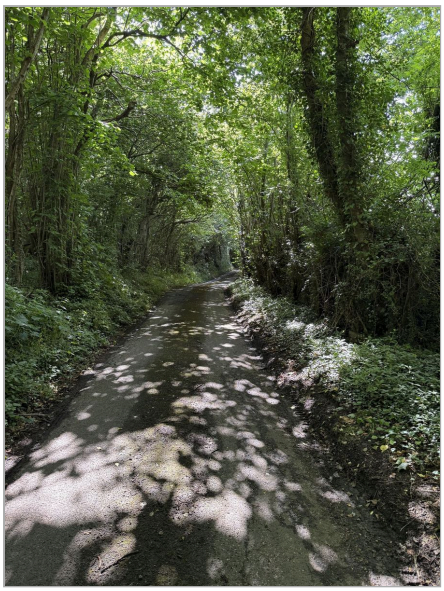
WHAT PEOPLE TOLD US

History and heritage 4 | Walking and exercise 1 | Peace and quiet 1

> *"So much of the village's ancient history is tied into the Church and churchyard"*

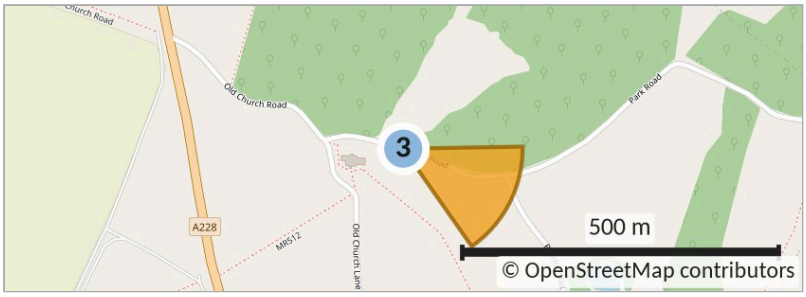
3 Old Church Road, behind St Michael's

Joint 12th of 23



13 votes — 9 in person + 4 online

Looking east-south-east Behind the church



WHAT PEOPLE TOLD US

Wildlife and nature 3 | Walking and exercise 2 | Peace and quiet 1 | History and heritage 1

> *"Ancient woodlands- so quiet and peaceful."*

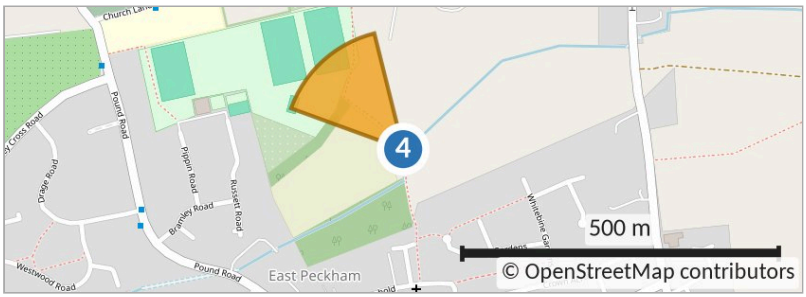
4 Public Footpath from the Coult Stream to the Playing Field

Joint 5th of 23



18 votes — 12 in person + 6 online

Looking north-west From the Freehold towards the Playing Field



WHAT PEOPLE TOLD US

Dog walking 3 | Walking and exercise 2 | Wildlife and nature 2 | Peace and quiet 1

> *"I walk this footpath daily - so much nature along a short footpath."*

5 Field North of Holy Trinity Church

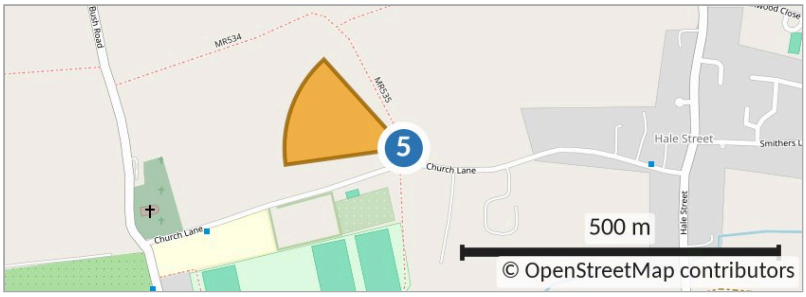
Joint 5th of 23



18 votes

12 in person + **6** online

Looking west-north-west



WHAT PEOPLE TOLD US

Walking and exercise 2 | Views and scenery 2 | Dog walking 1 | Farming and orchards 1

> *"The view has essentially remained the same for 100s of years - so lovely to see and reflect on what my grandparents saw when they were young"*

6 Junction of Field North and East of Church

Joint 2nd of 23

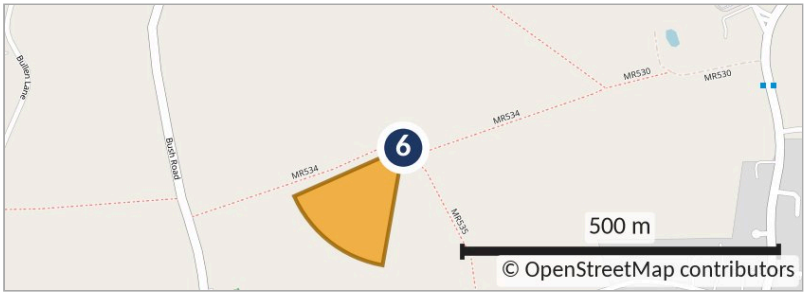




26 votes

19 in person + **7** online

Looking south-west



WHAT PEOPLE TOLD US

History and heritage 3 | Walking and exercise 2 | Views and scenery 2 | Farming and orchards 2

> *"A different view of our church!"*

7 Bullen Lane

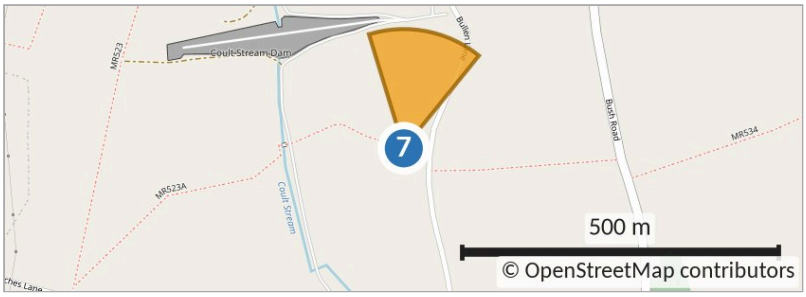
4th of 23



19 votes

13 in person + **6** online

Looking north



WHAT PEOPLE TOLD US

History and heritage 3 | Walking and exercise 2 | Farming and orchards 2

> *"Traditional Kentish orchards still in use"*

8 Bullen Corner

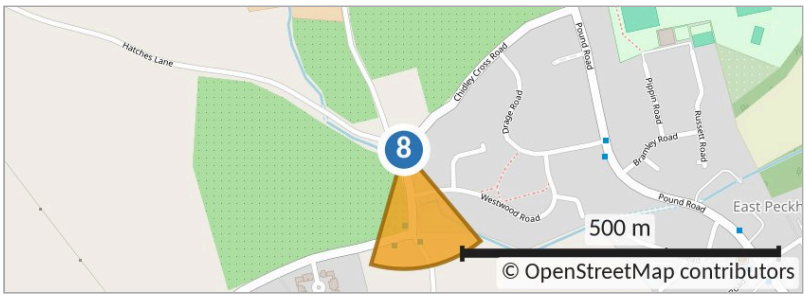
8th of 23



17 votes

13 in person + **4** online

Looking south-south-east Junction of Chidley Cross Road and Addlestead Road



WHAT PEOPLE TOLD US

Buildings and architecture 2 | History and heritage 1 | Farming and orchards 1

> *"All the old buildings"*

9 Orchards framing the Public Footpath off Bush Road

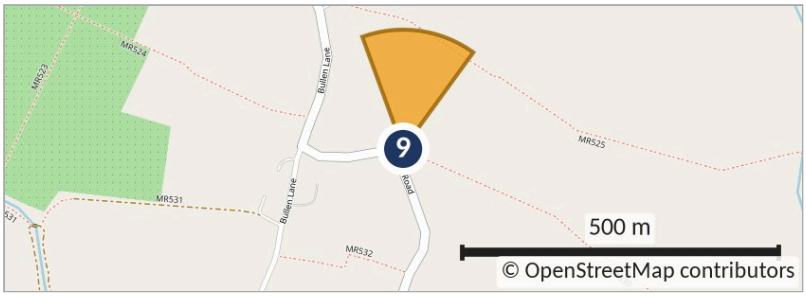
Joint 2nd of 23



26 votes

20 in person + **6** online

Looking north Behind The Bush, Blackbird & Thrush



WHAT PEOPLE TOLD US

History and heritage 3 | Farming and orchards 3 | Walking and exercise 2 | Dog walking 1

> *"More of our village farming heritage"*

10 Orchards at Little Rhoden Farm

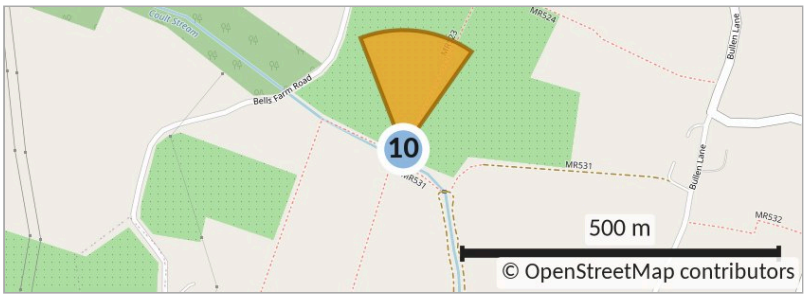
Joint 10th of 23



14 votes

9 in person + **5** online

Looking north Off Bells Farm Road



WHAT PEOPLE TOLD US

Farming and orchards 2 | Walking and exercise 1 | Dog walking 1 | History and heritage 1

> *"A typical orchard view."*

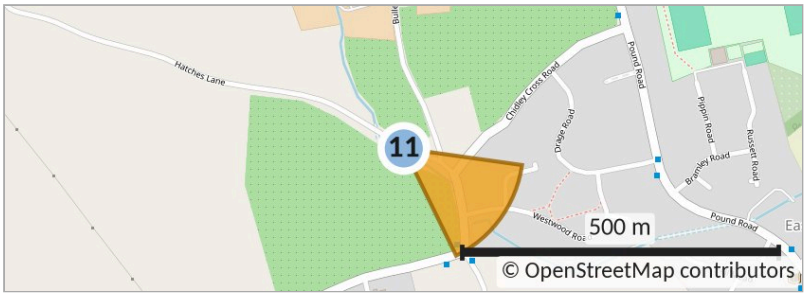
11 Hatches Lane

Joint 12th of 23



13 votes — **8** in person + **5** online

Looking south-east — A narrow Kent lane



WHAT PEOPLE TOLD US

Dog walking 1 | Wildlife and nature 1 | Farming and orchards 1

> *"Fields and orchards either side of the road which support lots of wildlife."*

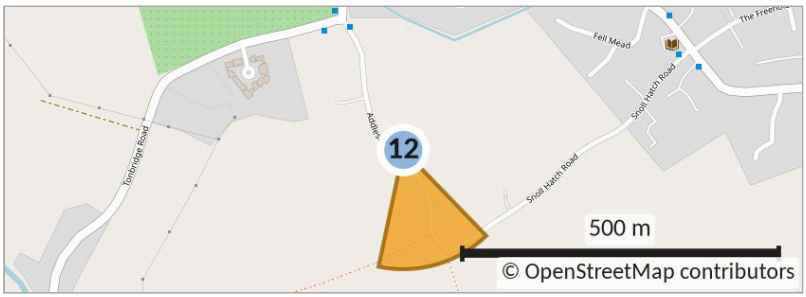
12 Addlestead Road

Joint 12th of 23



13 votes — **8** in person + **5** online

Looking south-south-east — Walnut Tree Cottage boundary



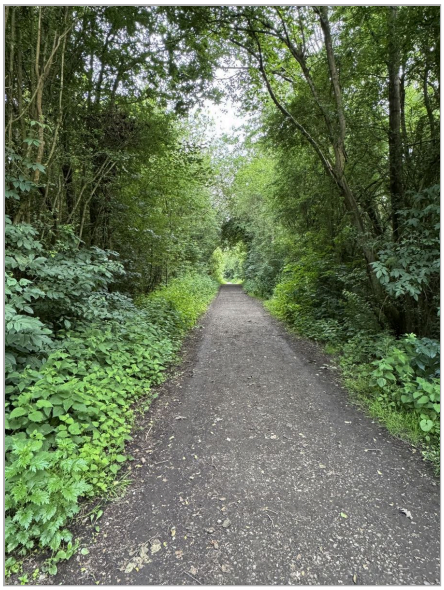
WHAT PEOPLE TOLD US

History and heritage 3 | Buildings and architecture 2 | Dog walking 1 | Village identity 1

> *"Some lovely traditional Kentish peg tile houses"*

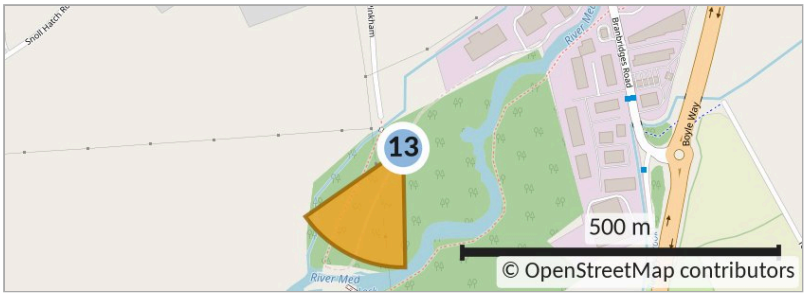
13 Pinkham

Joint 12th of 23



13 votes 5 in person + 8 online

Looking south-south-west



WHAT PEOPLE TOLD US

The river 5 | Walking and exercise 3 | Dog walking 3 | Wildlife and nature 2

> *"A lovely walk to the river. Nature and wildlife abound."*

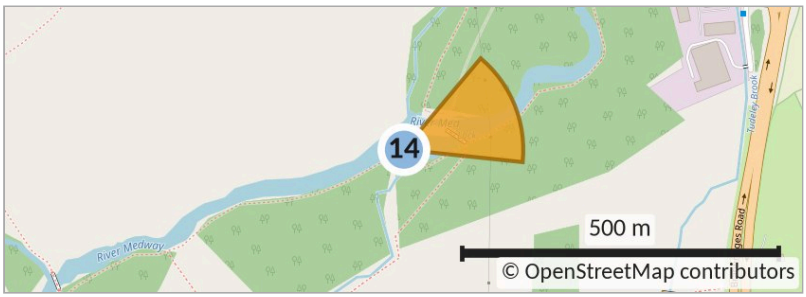
14 The Weir at Pinkham Lock

Joint 10th of 23



14 votes 8 in person + 6 online

Looking east-north-east



WHAT PEOPLE TOLD US

The river 4 | Walking and exercise 1 | Wildlife and nature 1 | Peace and quiet 1

> *"To watch the power of the river is phenomenal"*

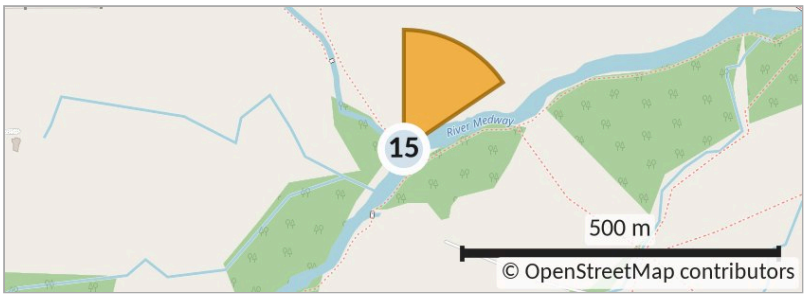
15 Strettit Farm

Joint 19th of 23



9 votes 6 in person + 3 online

Looking north-north-east Taken from the River Medway, looking towards the farm



WHAT PEOPLE TOLD US

Dog walking 1 | History and heritage 1 | Children and families 1 | Memories 1

> *"Childhood memories playing in these fields."*

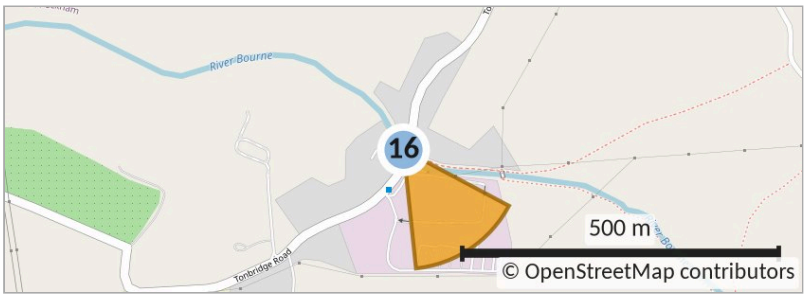
16 Tonbridge Road, by the Man of Kent

16th of 23



12 votes 7 in person + 5 online

Looking south-east



WHAT PEOPLE TOLD US

Children and families 2 | Buildings and architecture 2 | Memories 2 | Dog walking 1

> *"Dog walking and lovely traditional country pub"*

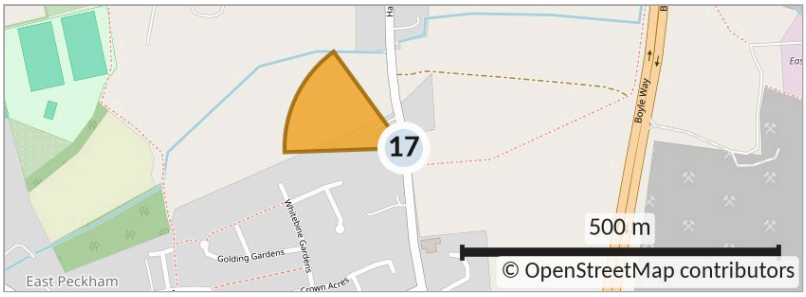
17 Hale Street

22nd of 23



6 votes 4 in person + 2 online

Looking west-north-west



WHAT PEOPLE TOLD US

Children and families 1 | Memories 1 | Buildings and architecture 1

> *"Drive here often, memories of school runs"*

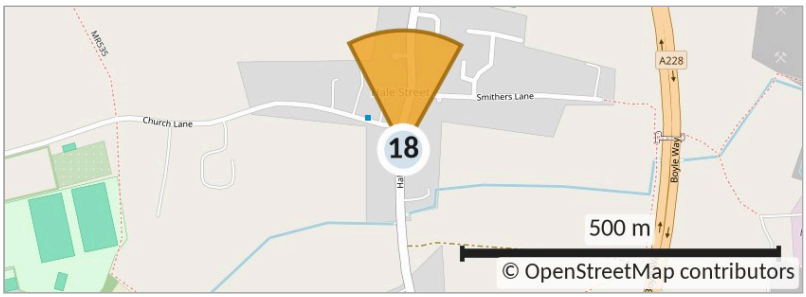
18 Hale Street / Smithers Lane junction

23rd of 23



4 votes 3 in person + 1 online

Looking north



WHAT PEOPLE TOLD US

Memories 1

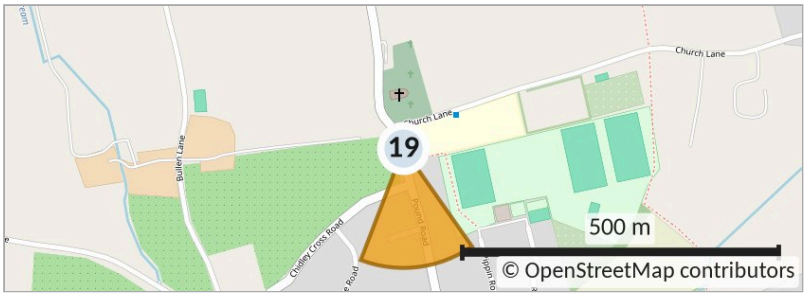
19 Pound Road

Joint 19th of 23



9 votes 5 in person + 4 online

Looking south



WHAT PEOPLE TOLD US

Children and families 1 | Memories 1

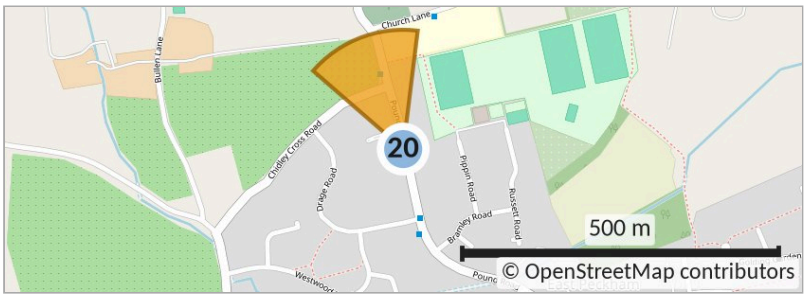
20 Pound Road

Joint 17th of 23



11 votes 7 in person + 4 online

Looking north-north-west



WHAT PEOPLE TOLD US

Children and families 1

> *"School my children attend and go to daily"*

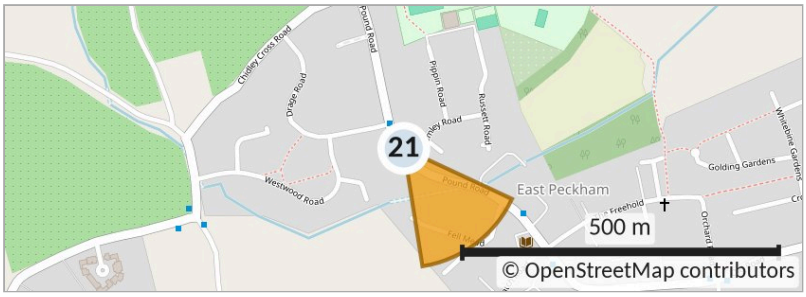
21 Pound Road

21st of 23



8 votes 6 in person + 2 online

Looking south-east



WHAT PEOPLE TOLD US

Buildings and architecture 1 | Walking and exercise 1 | Children and families 1

> *"The sweeping road with houses set back looks aesthetically pleasing"*

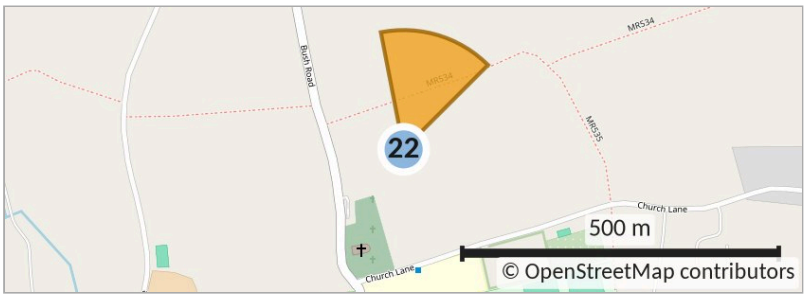
22 Edge of Gincocks

Joint 17th of 23



11 votes 8 in person + 3 online

Looking north-north-east North-east of the church



WHAT PEOPLE TOLD US

Views and scenery 1 | Dog walking 1 | Children and families 1 | Memories 1

> *"Lovely views"*

23 Green space between Snoll Hatch & Little Mill

9th of 23



15 votes **11** in person + **4** online

A wide panorama - not marked on the map

WHAT PEOPLE TOLD US

Village identity 3 | Walking and exercise 2 | Views and scenery 1 | Memories 1

> *"Lovely view and natural break between hamlets"*

Other views residents suggested

Residents were asked whether we had missed any views. They are summarised here without addresses. Initial notes on each suggestion, with photographs, are in the addendum at the end of this report.

- The open fields north of Church Lane, seen from Church Lane and from neighbouring gardens (suggested in person, in two notes).
- The archway at Roydon, and views from the path there towards St Michael's Church and towards Roydon Hall (suggested online).

One online respondent also used the comment box to raise concerns about wildlife, development and bus services; this is noted for the wider plan.

What happens next

1. The results are reported to the Local Development Committee, then to the Planning and Transport Committee and Full Council, and published on the Parish Council website.
2. The Neighbourhood Plan group considers the results against the tests below, and decides which views to protect with a policy in the draft Neighbourhood Development Plan.
3. The policy is then tested through public consultation on the draft plan and an independent examination, before a local referendum.

> **The tests used to identify key views**
>
> - **Accessible from a public space.**
> - **A good reason for inclusion**, which may relate to recreational value, conservation interest, scenic quality, rarity or planning history.
> - **A specific reason for being important to the community.** This is where your comments help.
>
> Source: the criteria shown to residents during the consultation, set by the Neighbourhood Plan Key Views task group.

About this report

Online responses	Consultation pages on the Parish Council website; 8 responses received between 6 September and 4 October 2026. The records were checked against the live count on 23 October 2026.
In-person results	Red-dot counts and notes collated by the Parish Council Office from the display boards at the residents' consultation meeting of 27 September 2026, received on 13 October 2026.
Viewpoints and directions	The position and compass bearing recorded by the camera for each photograph, checked against the map references listed for the consultation.
Photographs	Taken by East Peckham residents and volunteers for the consultation.
Maps	Base map © OpenStreetMap contributors.
Addendum	Residents' suggestions with initial notes and photographs, added in version 1.1 (2 November 2026).
Version	Version 1.1 | November 2026

Your information

No names or contact details were collected. Postcodes were optional and were used only to check that responses came from the parish; they are not published. Comments are quoted without names, and are chosen to illustrate the themes. Nothing in this report identifies a person or a household.

Questions

Contact the Parish Office at **communityresponse@eastpeckham-pc.gov.uk** or telephone **01622 871309**. Further evidence for the Neighbourhood Development Plan is on the Consultation & Feedback page of the Parish Council website.

Version 1.1 | November 2026. © East Peckham Parish Council. Map data © OpenStreetMap contributors.

Key Views: addendum

Residents made the following suggestions during the recent consultation, when asked whether we had missed any key views:

1. The open fields north of Church Lane
2. The archway at Roydon and views from the path there towards St Michael's Church and towards Roydon Hall

1. The open fields north of Church Lane

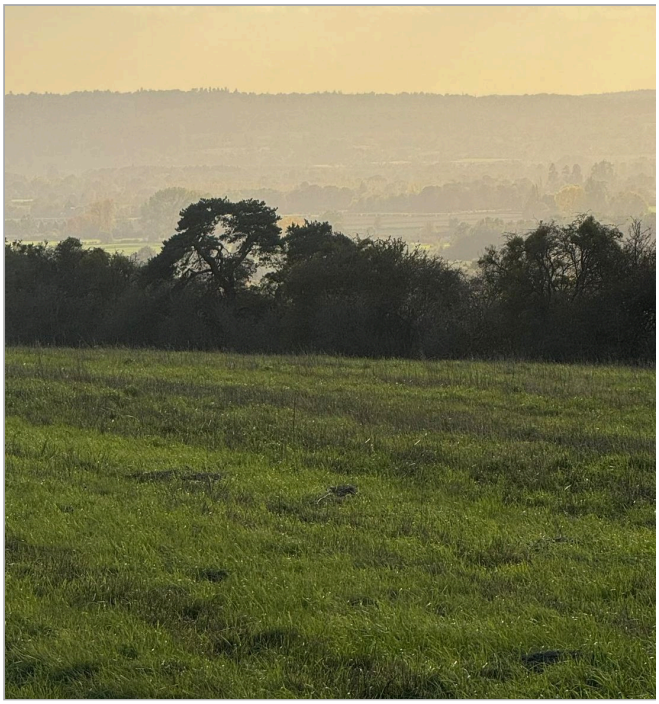




The pictures are taken from the rear garden of one of the residential homes on Church Lane. The view overlooks the field and hills beyond, with St Michael's showing through the ancient woodland. The Greensand Way passes through the hills.

2. The archway at Roydon and views from the path there towards St Michael's Church and towards Roydon Hall





The view is on Park Road, north-east of St Michael's Church. The view across the field is taken standing with the archway behind.

The archway is Palladian and is linked to Mereworth Castle. Local sandstone appears to have been used. Still to check: whether there is a footpath from which the arch can be viewed from the opposite direction (at 180 degrees).

These notes are a first look at each suggestion, made after the consultation closed. They are not an assessment outcome: any site or view taken forward is tested in the same way as the others, through the draft Neighbourhood Development Plan.