

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC response
25333345	0	Table 9 - List of sites Aylesford	<p>Site 59851:</p> <p>Flood Risk Comments: 50% in FZ3. Benefits from flood protection but risk will increase with climate change. SA 5.29: Mitigation required to meet SA8 and SA11.</p> <p>Additional Comments: Whilst mitigation may be possible to enable development, we would request a contribution from the developer towards appropriate compensatory works as part of the MEAS Strategy.</p> <p>Site 59674:</p> <p>Flood Risk Comments: 20% in FZ3 and 40% in FZ2. Risk will increase with climate change. More vulnerable forms of development should be restricted to FZ1.</p> <p>Additional Comments: Whilst mitigation may be possible to enable development, we would request a contribution from the developer towards appropriate compensatory works as part of the MEAS Strategy.</p> <p>Site 59847:</p> <p>Flood Risk Comments: Small area in FZ3. Benefits from flood protection but risk will increase with climate change. SA 5.29: Mitigation required to meet SA8 and SA11.</p> <p>Additional Comments: Whilst mitigation may be possible to enable development, we would request a contribution from the developer towards appropriate compensatory works as part of the MEAS Strategy.</p>	<p>Comments noted. The site specific flooding matters raised will be taken into consideration. All the sites have been screened to assess all forms of flooding including the impact of climate change which will be taken into account in the site analysis and site selection processes using the sequential and exceptions test in accordance with the NPPF. No decision has been taken by the Council on the requirements for compensatory works as part of the MEAS Strategy which the Council are engaging with the Environment Agency about..</p>
43545921	0	Table 9 - List of sites Aylesford	<p>Site 59678 – West Lake, Aylesford Quarry (west of Bull Lane)</p> <p>Lawful planning use – the site is part of an active quarry with mineral extraction currently being undertaken and considered to be ongoing for a further 6 – 12 months. The current minerals extraction is permitted under planning permissions TM/19/1931 and TM/19/1932. Planning history – the site is subject to considerable planning history, as part of the wider Aylesford Quarry mineral extraction or as a standalone parcel. The site falls within the Safeguarded Minerals Area, as designated in the Kent & Medway Minerals and Waste Plan. The site is within the Bushey Wood Area of Opportunity.</p> <p>TMBC Site Ref- 59678 Landowner- [Company] Deliverable (0 to 5 years)- Deliverable. Submit Planning Application 2024. Delivery 2025 Developable (6 to 10 years) Capacity- Up to 5 acres (net developable area) Proposed Use(s) Employment/Commercial – Class B2, B8 & E Delivery Agent [Company]</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>
43545921	0	Table 9 - List of sites Aylesford	<p>[Site reference 59676]</p> <p>Site 59676 – East Lake, Aylesford Quarry (east of Bull Lane accessed off Rochester Road)</p> <p>Lawful planning use – Quarrying activities have been ongoing for over 100 years and the site remains subject to the wider quarry permission, although there are no longer any viable reserves of minerals on the site. Permissions have been granted for employment, open storage, office use and new site infrastructure within the land parcel which have been implemented.</p> <p>Planning history – A number of planning permissions have been granted for the site over a prolonged period which allows for a range of uses to take place, in addition to the historic quarrying activity.</p> <p>A current planning application (TM/22/01909) is pending and being considered by TMBC. The submitted Economic Benefits Statement prepared by [Company] as part of the planning application is attached for additional information as part of this consultation.</p> <p>In addition, [Company] have undertaken a review of the TMBC/ARC 4 Housing Needs Survey 2022 [Company] prepared the Planning Needs Assessment which was submitted as part of the supporting information for TM/22/01909 and now confirm that the need for Class C2 accommodation remains consistent with their original conclusions.</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>
43545921	0	Table 9 - List of sites Aylesford	<p>[Table formatting changed- see report table] TMBC Site Ref 59676</p> <p>Landowner[Company] Deliverable (0 to 5 years)Deliverable Live Planning Application TM/22/01909 Anticipated Start/Delivery C2 2024 2025 - 70 units 2026 - 80 units 2027 - 42 units Anticipated Start/Delivery C3 2024 2025 - 50 units 2026 - 50 units 2027 - 50 units 2028 - 30 units Anticipated Start/Delivery Key Worker Accommodation 2024 2025 - 30 units 2026 - 40 units Anticipated Start/Delivery Care Home 2024 2025 - 80 beds Developable (6 to 10 years) Capacity191 units180 units70 units80 beds Proposed Use(s)C2 Extra Care Retirement Village C3 Later Living Residential C3 Key Worker Residential C2 Care Home Delivery AgentPrivate Operator /JV with [Company] [Company]/Private Developer</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>
43545921	0	Table 9 - List of sites Aylesford	<p>[Site reference 59670]</p> <p>Site 59670 - Area E, Aylesford Quarry (Land north of Lodge Cottages)</p> <p>Lawful planning use – the site has permission for a Class F1 (formerly Class D1) training facility which has been implemented and includes open storage and vehicle parking.</p> <p>Planning history – in addition to the above, the site has permission for re-profiling and re-grading permitted in 2021 and also a new site access has been permitted in 2022.</p> <p>[Table formatting changed- see rep]</p> <p>TMBC Site Ref59670 Landowner[Company] Deliverable (0 to 5 years)Deliverable Submit Planning Application 2023 Delivery 2024 Developable (6 to 10 years) CapacityUp to 2 ha/5 acres (net developable area) Proposed Use(s)Commercial – Class B8 & F1 Delivery Agent [Company]</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>

43545921	0	Table 9 - List of sites Aylesford	<p>[Site reference 59674]</p> <p>Site 59674 – Area 1, Aylesford Quarry (land south of High Street/Bull Lane)</p> <p>Lawful planning use – Quarrying activities have been ongoing for over 100 years and the site remains subject to the wider quarry permission, although there are no longer any viable reserves of minerals on the site. Planning history – Pre-application discussions took place in Summer 2021 in respect of potential residential development at the site.</p> <p>[table formatting changed- see rep original]</p> <p>TMBC Site Ref59674 Landowner[Company] Deliverable (0 to 5 years) Developable (6 to 10 years)Deliverable Submit Planning Application 2023 Delivery 2024 CapacityUp to 9 dwellings Proposed Use(s)Residential Delivery Agent[Companv]/[Companv]</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
43545921	0	Table 9 - List of sites Aylesford	<p>[Site reference 59675]</p> <p>Site 59675 – Northern Fields (land north of Aylesford Quarry/east of Bull Lane)</p> <p>Lawful Planning Use – part of the site is currently in agricultural use and the other part is part of the wider quarry site Planning history - Quarrying activities have been ongoing for over 100 years and the site remains subject to the wider quarry permission, and whilst there are known reserves of minerals (hoggin) on the site, this is a ubiquitous material and not safeguarded.</p> <p>[table reformatted- see original]</p> <p>TMBC Site Ref59675 Landowner[Company] Deliverable (0 to 5 years)deliverable/Developable Submit Planning Application 2024 Delivery 2025 Developable (6 to 10 years) CapacityUp to 500 dwellingsAnticipated Start / Delivery 2025 2026 - 50 2027 - 90 2028 - 90 2029 - 90 2030 - 90 2031 - 90 Proposed Use(s)Residential Delivery Agent [Company] in partnership with Regional/National Housebuilder 2 sites proposed for allocation by [Company]</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
43781249	43781441	Table 9 - List of sites Aylesford	<p>2.1 Introduction</p> <p>2.1.1 As noted in section 1, our clients put forward a number of sites in the Call for Sites. Of these, two sites have been taken forward for analysis by TMBC and so this section focuses on those sites in particular.</p> <p>2.2 Land South of Hermitage Court, Barming (Site 59738)</p> <p>2.2.1 Our client's site lies to the south of Hermitage Court, close to the northern end of Barming. Its location is adjacent to the natural confines of woodland to the east and south, with residential development being present south of the aforementioned woodland.</p> <p>2.2.2 Hermitage Court is an established employment site, comprising a number of office and other employment-generating buildings, and associated car parking and amenities.</p> <p>2.2.3 The current site represents a logical extension to the existing employment uses, close to the new residential developments nearby providing a potential source of employees. Therefore, this site would support the business needs of the borough, as well as the local economy.</p> <p>2.2.4 Aside from the current employment uses north of the site, there are numerous other services nearby including restaurants, bus stops, a supermarket, and Maidstone Hospital. Furthermore, the site is within walking distance of Barming railway station to the north, thus making this an accessible and sustainable locality for employment purposes.</p> <p>2.2.5 Risks of settlement coalescence are not present, with the site naturally confined to the already present employment uses and woodland. Furthermore, the site is in flood zone 1, and therefore contains a low probability of flooding. In light of this, and the above factors, the site is considered to be highly sustainable for employment purposes.</p> <p>The proposed development</p> <p>2.2.6 The proposal by [Company] is for the construction of up to 7,000 square metres of floorspace which could be used for industrial/logistics, retail, food and drink, leisure, health, and/or employment uses. The current use of the site is an overflow car park to the west and undeveloped field to the south.</p> <p>Page 20 of 25 Site Map</p> <p>2.2.7 In terms of high-level constraints, the site is not located within the Metropolitan Green Belt 'MGB' or any Area of Outstanding Natural Beauty (AONB).</p> <p>2.2.8 There are no known constraints that would adversely impact upon delivery. The site is not subject to any further landscape or ecological designations and is located entirely within Flood Zone 1 (least likely zone to flood). Access to the nearby residential development below is limited currently due to the woodland in place, however there is potential for this to be altered, should this not impact the woodland itself or the character or landscape seen at the present day.</p> <p>2.2.9 With respect to heritage constraints, no heritage assets are identified immediately adjacent to the site.</p> <p>Justification for allocation</p> <p>2.2.10 There is a need for additional employment land, and it makes sense to expand the established employment development here, making best use of under-utilised land</p> <p>2.2.11 NPPF paragraph 105 is clear that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. National planning policy therefore provides a clear steer that planning strategies should be in sustainable locations with the best possible links to transportation and services. In short, this promotes development on a sequential basis with the priority being in the main settlements, then on the edge of the best served settlements and only then in out of settlement locations.</p> <p>2.2.12 For the reasons outlined above, our client's land is well located in respect of Barming and its associated public transport, social infrastructure and the strategic road network, as well as the existing employment development at Hermitage Court.</p> <p>Conclusion</p> <p>2.2.13 For the reasons set out in this Statement the site is considered suitable for a proportionate scale commercial development. The site is close to the urban area of Barming and would form a natural and logical development north of the settlement with excellent accessibility to day-to-day</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42684641	0	Table 9 - List of sites Aylesford	<p>Aylesford North and Waterslade</p> <p>This had some interesting options:-</p> <p>Largest sites 59678 seems to be a lake? 59847 2 lakes and a greenspace 59684 more lakes and 59826 all Flood zone 3. I would assume if seriously considered the developer would be considering some amazing flood proof building with waterfront views . These homes could be desirable but at a price.</p> <p>Sites 59766, 59851, 59676, 59831, 59675 apart from 59831 which is flood zone 1 all others flood zone 3. Near New Hythe Rail station . Good access to J5 on M20 and J3 M2 . Good water access to River Medway. Good site apart form the fact it is liable to flood and exceptional provision would need to be made to mitigate the high risk. It is not in greenbelt . Would building here affect aquifers?</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

44914561	44914657	Table 9 - List of sites Aylesford	<p>Site [59861]</p> <p>(INCLUDES: REPRESENTATIONS TO REG 18 CONSULTATION - ISSUES AND OPTIONS DRAFT (NOVEMBER 2016); REPRESENTATIONS TO REG 19 CONSULTATION - PROPOSED SUBMISSION VERSION (NOVEMBER 2018); AND REPRESENTATIONS TO PLANNING INSPECTOR ON MATTERS AND QUESTIONS CONSULTATION (OCTOBER 2020))</p> <p>On behalf of the [Company], we provide representations to the Tonbridge and Malling Borough Council (TMBC) Regulation 18 Local Plan Consultation Document (September 2022). Comments are made on key aspects of the Regulation 18 Local Plan including the accompanying technical evidence. Comments are also provided on site number 59861 (residential site) and site number 59856 (employment site) which are sites identified as part of the Regulation 18 Local Plan consultation.</p> <p>These representations are submitted on behalf of the [Company].</p> <p>[Company] has previously engaged pro-actively with Tonbridge and Malling Borough Council through the various stages of the preparation of the 'now-withdrawn' Local Plan (Regulation 22 Submission Local Plan dated January 2019) to promote its landholdings to facilitate the ongoing management of its wider estate. A copy of the previous Local Plan engagement is provided for reference only as outlined below:</p> <p>* Appendix A – Representations to Reg 18 Consultation – Issues and Options Draft (November 2016) * Appendix B – Representations to Reg 19 Consultation – Proposed Submission version (November 2018) * Appendix C – Representations to planning inspector on Matters and Questions consultation (October 2020)</p> <p>As part of TMBC's current new Local Plan (2022) preparation, in February 2022 [Company] made representations to Tonbridge and Malling Borough Council as part of its 'Call for Sites' stage of the new Local Plan. Separate submissions were made by [Company] to the call for sites in respect of (i) land to be considered for a residential site allocation and (ii) land to be allocated for employment used.</p> <p>In its current Regulation 18 Local Plan consultation, TMBC has given [Company]'s residential site ID Number 59861 and considers the site could deliver 1,621 dwelling. The employment land site has been given site ID Number 59856 and has a site area of 39.13 ha. Significantly, the [Company] employment land site is identified in the Local Plan Sustainability Appraisal as one of three sites as 'being more sustainable than others'.</p> <p>These representations submitted in respect of the Regulation 18 Local Plan consultation are to be considered in support of the allocation of the residential land (Site ID 59861) and employment land (Site ID 59856) to be allocated development sites within the new TMBC Local Plan up to 2040.</p> <p>Introduction to the [Company] and its Future Vision The [Company] is a registered charity with the primary objective being 'the advancement of science for public benefit, primarily through the support of research and development, particularly in the fields of horticultural and other plant-based disciplines'. [Company] own and manage the Research Campus and the East Malling Estate.</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45010689	0	Table 9 - List of sites Aylesford	<p>[59871]</p> <p>* Any development should be on brownfield sites * The necessary support infrastructure (roads, schools, medical facilities, playgrounds, electrical, gas, water and sewage)must be in place BEFORE planning is approved. * Only affordable housing should be built * On large developments all the necessary road and transportation infrastructure must be suitable for proposed site density * For sustainability local materials should be used. * Alternative energy products must be used to reduce carbon footprint, including central distributed heating and cooling.</p>	Comments noted
45306113	0	Table 9 - List of sites Aylesford	<p>Site 59861- Objection to inclusion as potential development site</p> <p>This site represents a significant tract of agricultural land and countryside character. There have been already very substantial developments of housing in this area with further development already consented or planned. The excessive development in this area risks overloading existing and planned infrastructure and consideration of development on this site would in our view be premature. The loss of good agricultural land should be resisted and development only considered if it becomes a necessity at a later date after absorption of all of the substantial existing or proposed development in the immediate surrounding area.</p>	Comments noted
42420001	0	Table 9 - List of sites Aylesford	<p>The criteria used to evaluate the sites around Eccles are already out of date. The white house surgery has already been down graded to a nurses station (no GPs in attendance) and Arriva buses have withdrawn the daily bus service. The replacement twice weekly shoppers bus in no way services the needs of the village for workers and people needing to get to the phoenix Medical Surgery which is currently in Burham but proposed to move to Peters village! The solution for school transport by a single decker bus is inadequate. Consequently a cars is becoming a necessity for the daily life of residents thus increasing vehicle movements and those without a car restricting there life choices.</p>	Comments noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45095841	0	Table 9 - List of sites Aylesford	<p>OBJECTION : Existing use essential</p> <p>58492 Station Carpark - shortage of parking</p>	Comment noted
45379777	0	Table 9 - List of sites Aylesford	<p>OBJECTION : Existing use essential</p> <p>58492 Station Carpark - shortage of parking</p>	Comment noted
45709985	0	Table 9 - List of sites Aylesford	<p>TMBC Local Plan Reg 18 Consultation</p> <p>Dear Sir</p> <p>Here is my submission to the Consultation:</p> <p>OBJECTION : Existing use essential</p> <p>58492 Station Carpark - shortage of parking</p>	Comment noted