

| Respondent ID | Agent ID | Document Part Name | Comment (plain text) | TMBC response |
|---------------|----------|---|--|--|
| 42592929 | 0 | Table 9 - List of Sites - Burham and Wouldham | Site 59816 - The map used for this proposal is significantly out of date. It does not contain the bridle path, Peters Village development and residential roads and properties this plan encroaches. Furthermore, the proposal does not acknowledge that work has already begun on the southern extension of Peters Village directly opposite this proposal which has already ignored fierce opposition of local residents. Site 59816 cannot possibly co exist with the southern extension and existing Peters Village development around Heron Place and Keepers Cottage Road and an updated map would clearly highlight this. | Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. |
| 42722337 | 0 | Table 9 - List of Sites - Burham and Wouldham | Site ID 59819 is acceptable, but Site ID 59784 and Site ID 59832 are not acceptable as they would over intensify the development of this important area which has been identified as a valuable outdoor sports area because it is the only flat site in the village of Burham. | Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. |
| 25333345 | 0 | Table 9 - List of Sites - Burham and Wouldham | <p>Site 59820</p> <p>Flood Risk Comments: The south-west quarter of this site is within Flood Zone 3 and parts may be flood Zone 3B (functional floodplain). Flood risk is also likely to increase with climate change and so the area currently shown to be risk should be restricted to areas of open space.</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> | 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. |

[59818]

Site 59818 – St Margetts Pit, Burham

Our client’s land comprises circa 40.2 Ha area of open land, pond, and former quarry workings. It is situated to the northwest of the village of Burham and to the south of Peters village.

The proposed vehicular site access is currently close to the junction of Scarborough Lane and Margetts Lane.

image

Figure 1.1: Land Registry Title for St Margetts Pit, Burham

44200193 44200161 Table 9 - List of Sites - Burham and Wouldham

Both Burham and Peters Village are small rural villages with the necessary local amenities including a primary school, a Cooperative food shop, a petrol station, community facilities and a range of independent restaurants and bars.

In terms of accessibility, the site benefits from a train station located in Snodland approximately a 10-minute drive away or a 30-minute walk. Snodland Train Station has services running to and from Tonbridge, Maidstone West, and Strood on the Southeastern Railway service on an hourly basis. This provides connections to London Stations via Tonbridge Station. There are multiple bus stops located throughout Burham and Peters Village.

There is one public right of way which currently crosses the site in the northern part of the site with the footpath linking up with Peters Village to the north.

Tuning to constraints, the site is not located within the Metropolitan Green Belt nor is it in the Kent Downs Area of Outstanding Natural Beauty ‘AONB’. The site does, however, fall within the Strategic Gap and outside the Bushey Wood Area of Opportunity. In terms of flood risk, only the far north-western fringe of St Margetts Pit site is within flood zone 3. Most of the site is not within flood zone 2 and 3.

[59830]

45010689 0 Table 9 - List of Sites - Burham and Wouldham

- * 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.

The villages of Burham and Wouldham have already taken a huge number of new dwellings in an area with totally unsuitable roads to take the additional traffic. Despite this, the separate identity of the villages of Eccles, Burham and Wouldham still exists but any further development as is indicated, would completely remove this and result in total urbanisation of the whole area. The land identified is almost all agricultural land and such a loss would be counter productive on all levels. The views from Blue Bell Hill, an area of outstanding natural beauty, would be severely compromised by the levels of development proposed if these sites are taken up. Protected species such as bats, badgers and dormice have already been identified on local sites already in the current planning process, and if these new sites are called in, the re-location of such protected species will have no-where to go.

42035937 0 Table 9 - List of Sites - Burham and Wouldham

Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

Comments noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

Comments noted. Comments on specific live planning applications are Development Management matters. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.

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| 42389281 | 0 | Table 9 - List of Sites - Burham and Wouldham | <p>The proposal of building houses on the fields surrounding Burham will devastate the area. This beautiful rural location has stunning scenery and wildlife, the fields either side of Church Street boast Skylarks, bats, badgers and foxes. There is no light pollution. The current road structure struggles with traffic flow. Church Street is already a busy road with no footpaths for pedestrians, many vehicles do not currently adhere to the 20mph speed limit. New Court Road is another fast road, that has suffered many accidents already. To get out of Church Street onto New Court Road is treacherous, especially with speeding motorists. The beauty of Burham, it's unusual wild life and wholly unsuitable current road infrastructure is a huge reason to reconsider. Please reconsider this.</p> | <p>Comments noted. Comments on specific live planning applications are Development Management matters. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p> |
| 42389473 | 0 | Table 9 - List of Sites - Burham and Wouldham | <p>I am writing to put forward my argument regarding the proposal of building houses on the fields surrounding Burham. I live locally in Burham, I have seen skylarks, badgers, foxes and bats to name a few of the wildlife. There is no light pollution. However with a proposal of 1000 houses in total the infrastructure will not sustain this. Church Street is a busy road with no footpaths for pedestrians, although currently 20mph speed limit this is rarely done. New Court Road has had a lot of traffic accidents already. The roads are not suitable for the current houses let alone further housing. If this housing goes ahead, Burham will no longer be a rural village. Wildlife will be decimated and traffic pollution will increase immensely</p> | <p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p> |
| 42389857 | 0 | Table 9 - List of Sites - Burham and Wouldham | <p>Greater housing will detract from the beauty of the Downs. The infrastructure seems always to lag behind development. My mother - in - law can no longer walk to doctors appointments in her village and the bus service has been removed.</p> <p>Wouldham has had far more than its fair share of development in recent years.</p> | <p>Comments noted. Negotiations with site promoters are ongoing regarding the delivery of infrastructure, any future needs will be reflected within the Infrastructure Delivery Plan.</p> |
| 42429217 | 0 | Table 9 - List of Sites - Burham and Wouldham | <p>Most of the sites proposed around Wouldham will utilise Grade 2 or Grade 1 farming land, which with our government's Brexit strategy are going to be essential food producing assets. There should be no building on agricultural land.</p> <p>The proposed developments are also above one of Kent's main strategic aquifers and will result in further restrictions of ground water percolating into this, causing yet more water restrictions in future. Hosepipe bans = not enough water for the houses we already have.</p> <p>If you want to build houses, build them in Tonbridge which has seem minimal development over recent years.</p> | <p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p> |