

Respondent ID	Agent ID	Agent Name	Document Part	Comment (plain text)	TMBC responses
42344257	0		Table 9 - List of Sites - Ditton	<p>In respect of the proposal for 1,621 homes at ME20 6FH, Cfs ref 55715b, Site ID 59861, I fail to understand how Ditton can be subjected to an additional 1600+ homes IN ADDITION to the 400 that are being constructed at Ditton Edge. If the 1,621 go ahead, with Ditton Edge it would amount to an almost doubling in the number of homes currently in Ditton. How on earth are the local roads, schools, doctors, dentists, hospitals, sewers, water supplies etc going to cope, when they are all currently overloaded? I assume that any access to the site would NOT be from Sweets Lane? That would be a disaster, however, the Ditton Edge development has already been</p> <p>Site 59460</p>	<p>Comment noted.</p> <p>Comment and objection 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.</p>
25333345	0		Table 9 - List of Sites - Ditton	<p>Flood Risk Comments: The site is at high risk to flooding. We object to allocation of this site for residential development. [59856]</p> <p>In principle the Parish Council raises no objection to an employment site being based on the existing buildings here including the Conference Centre.</p> <p>However, it would seek clarity as to what type of employment uses are envisaged as for example it would in its view be inappropriate for warehousing given the access to the site either along New Road, Ditton with its width restricted by parked cars and a residential area in the case of New Road, East Malling it is also considered unsuitable for encouraging HGV movements and also given the restrictions that exist at East Malling Village with its low level railway bridge and other restrictions.</p> <p>The site shown is generally a flat site and stands out when viewed from the train and from vantage points to the south such as Sweets Lane or Rocks Road. We would therefore wish to see the site very well landscaped and high buildings avoided. Some of the existing buildings also have some architectural merit fitting well into the landscape.</p> <p>We are also somewhat concerned about the extent of the site proposed going right out to Kiln Barn Lane close to Frank Wood Lane extending quite away out into undeveloped land northwards and westwards. It would mean the site would be an incursion into what is open "green" land.</p>	
43463745	0		Table 9 - List of Sites - Ditton	<p>We would also mention the existence of the public path through the site, MR 102, which on old maps is called the Footpath to Maidstone and does provide a straight</p>	<p>Comment noted. This matter of proposed employment type will be considered and reflected within the new employment evidence being prepared to support plan preparation.</p>

My reasons for objection are;

1. Access.

The roads in this area are already very congested at peak times, with Stickens lane in particular a single track road with gateway passing places. Further Stickens lane is designated a "Quiet Lane" which runs at odds with an enormous housing development on Stickens field, 59636. Secondly the pinch point junction of Mill street, New road and High street would become an even bigger disaster area.

2. Doctors

If the above developments were to go ahead then the pressure on local doctors would be impossible. We have lost the west Malling surgery and have to travel to Kings Hill! Appointments are as rare as hens teeth. A proposed new doctors on Broad Water would only serve the already approved new houses in north Kings Hill and 40 Acres. This is further compounded by the proposed withdrawal of the local bus service. Please note that the doctors at Laybourne Chase failed to materialise!

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3. Water

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

[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)]

On behalf of the East Malling Trust, 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.

These representations are submitted on behalf of the East Malling Trust (EMT).

EMT 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:

44914561	Savills (Gregory Evans)	Table 9 - List of Sites - Ditton	* Appendix A – Representations to Reg 18 Consultation – Issues and Options Draft	Comment noted.
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2022.

I hope all letters sent to you will be registered as comments and validated and not only those on the Questionnaire included in the document; please confirm that this is so.

The residents of TMBC place a great deal of trust in not just the councillors but also the officers of the Council. We know TMBC have demands made by central government but please remember that your responsibilities also extend to us.

Comments and objections

I have profound and well-founded objections to the proposals made for possible development sites within the village of Mereworth and its environs.

The majority of the village is sited between the B2016, Seven Mile Lane and the A228, Malling Road. These roads are connected via The Street to the south (north of St. Lawrence's church) and to the north by Beech Road. All of these roads have significant problems caused by traffic and in their present conditions are not fit to cope with an increase in traffic volume.

Sites for over 8000 dwellings are proposed for the wider Mereworth area; many of which are neither appropriate nor feasible. The ingress and egress to these sites often involves narrow single track lanes onto fast and/or congested roads which even without additional dwellings at present struggle to cope with the current levels of traffic. Breakdowns and shunts on the A228 and B2016 cause long delays and block the narrow village roads. Beech Road (very narrow, single track) and The Street are 'rat runs' between the B2016 and the A228; Beech Road is regularly used by horse and bicycle Riders as well as walkers. There are very few passing places and those which had been pushed into the fields by constant use have now been closed off, not unreasonably, by the owners or renters of the land.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan

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[Sites 59460 & 59448]

We must strongly object to any proposed development of the above sites / 'green spaces'

Having been a bradbournie fields resident for over 6 years it is evident that these spaces are used regularly by dog walkers, for general exercise by the residents of our estate and are a very welcome view as you enter the area from New road.

The green space and surrounding woodland are a natural habitat for many species of animal.

These houses are simply not needed in this area combined with the fact that additional houses means additional cars and traffic. It is tough enough to exit from the park even now during peak times.

Our local area is short of the amenities needed to serve additional housing units adequately.

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

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There may also be protected trees on this land as there are in the surrounding woodland areas.

[SITE REF: 59856]

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Equally the site 59856 at East Malling Research centre has been designated a site for employment rather than for housing under the previously failed draft plan. If this happens then we will see loss of even more valued agricultural land and merging of communities through to Ditton. In aggregate we seem to be held hostage by developers and so call upon the TMBC authority to protect this area of the Borough for future generations and vigorously challenge the proposed housing targets set.

Noted. The site specific matters including in relation to the role of agricultural land will be taken into consideration within the site analysis and site selection processes.