

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC response
42059265	0	Table 9 - List of Sites - Castle	<p>Re : site 59623.</p> <p>This site has previously been submitted and turned down for planning permission to demolish the existing house and build numerous flats on the site.</p> <p>The disruption to the local community that would be caused by the actual demolition work and rebuilding work, the large vehicles entering and leaving the plot, using the narrow road that already suffers congestion, that buses struggle to travel along, that has just one paved side and a local shop much used by pedestrians, often children. The proposed entrance into this road for the residents of the new flats once they are built also caused much concern.</p> <p>I struggle to understand why this plot has been put forward again as a possible site for development. There was a huge response from local residents and much evidence was submitted to show how unsuitable the site is for development. The Green Party featured the planning application and their successful contribution in ensuring the development would not go ahead on one of their pamphlets. Surely this evidence should not be ignored - or is this consultation process just a waste of everybody's time and effort.</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>
42059265	0	Table 9 - List of Sites - Castle	<p>In reference to site 59623. I previously submitted comments about this site being considered for development but omitted to identify the site I was referring to.</p> <p>M comments were in reference to the fact that this site has already been submitted for consideration for development into multiple dwellings and that planning permission has been turned down due to the evidence submitted by local residents and councillors.</p>	<p>Comment noted.</p>
42060609	0	Table 9 - List of Sites - Castle	<p>59683. Map very unclear. It appears to obliterate all the local sports facilities for the deprived North End of Tonbridge and, therefore, I do not support this at any cost.</p> <p>59623 2 Yardley Park Road is a much loved local characterful house. Also, far too dangerous exit onto Shipbourne Road</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>
39125921	0	Table 9 - List of Sites - Castle	<p>59863 is an unsuitable area for development due to open space and park plus car parking for busy community area. Nearest park is otherwise too far for parents.</p> <p>Access to open space has huge public value and this should be retained.</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>
42148897	0	Table 9 - List of Sites - Castle	<p>59588: This is the car park at Tonbridge Castle. I can't believe there would be a serious proposal to build residential properties on this site as there is nothing which would 'fit in' with the surroundings. It would compromise one of the town's greatest asset - our Norman castle.</p>	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>

Site 59821

Green Belt:

This site is in the green belt and fulfils the 5 objectives of green belt. It is on the boundary between Hildenborough and Tonbridge and as such is a GREEN WEDGE. This protects Hildenborough's status as a village and stops it becoming absorbed into the urban sprawl of Tonbridge.

Environment:

This site is the start of a large stretch of open country side stretching to Shipbourne and beyond. It has been farmed for decades and development would lead to a significant loss of agricultural land. It provides protection from flooding, includes an historic orchard and attracts a variety of wonderful wildlife. There are 2 historic ponds and many mature trees that would be destroyed forever if developed.

Infrastructure:

Outside of rush hour, the local bus service is only hourly and the nearest train stations are not within walking distance for most people. The local GP is already under considerable strain especially with the additional building at Fidelity and the new care home in Hildenborough. Both local schools Hildenborough & Stocks Green are oversubscribed. Our school buses are already full to the brim transporting children from Hildenborough and Tonbridge to Tunbridge Wells schools often too full to allow children on.

Traffic:

This site is approximately 2 miles from the A21 (Morley's Roundabout) and they will result in a considerable amount of traffic joining the already congested B245 towards the A21 and towards the town centre
For Site 59821 in particular:

It is green belt land and should be kept protected in full adherence to the existing laws.

It is far away in terms of walking distance to both stations of HLB and TON

It provides flooding protection and it attracts a variety of birds and wildlife

It can be made pedestrianized for everyone to enjoy but not residential or other uses that involve concrete-ing over existing land.

Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. Infrastructure requirements will be reflected within the Infrastructure Delivery Plan.

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

42544161 0

Table 9 - List of Sites - Castle

42532961 0

Table 9 - List of Sites - Castle

Objection to use of 59821

This area forms a demarcation between Tonbridge and Hildenborough. Its green belt status must be protected in order to prevent urban sprawl. The use of the land for any form of development and consequent reduction of use for agriculture in keeping with the historic character of this area of Kent would represent a significant loss to our whole community. This land, stretching to Shipbourne and beyond, has been farmed for decades. It provides protection against flooding and opens out into an orchard used in the hop industry. My children enjoy spotting wildlife in the area and were very distressed to hear that any part of the land is even being considered for destruction by TMBC. It attracts buzzards, barn /screech owls, swifts, swallows and roe deer. We regularly hear owls at night.

42801985 0

Table 9 - List of Sites - Castle

There are many less attractive sites in Tonbridge that could be developed. However, please consider the impact on our already busy roads and significantly over subscribed schools. The traffic along the London Road is solid at rush hour with significant school traffic. Additional traffic leaving Oast Lane would be significantly restricted, particularly heading north, detracting from quality of life, with additional pollution creating a health hazard for residents and children at the many nearby schools.

Please also note the impact on local health services in Hildenborough. Today I attempted to get a GP appointment for something urgent but which was not an emergency the earliest available appointment was 3 weeks away. Prior to the pandemic the GP asked me to have blood tests. There was no availability at all and when the pandemic hit I was on the verge of paying to have it done privately.

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

[59683]

Site 59683 Tonbridge Farm Sportsground

Most of this site was purchased and developed by TMBC in 1979/1980 for the express purpose of providing recreational facilities for the residents of Tonbridge. The area includes sports pitches used by local football and cricket clubs. There are all weather football pitches used for 5-a-side football matches, as well as a skate park and children's play area. The sportsground is also popular with dog walkers and other residents using it for exercise.

The site, as shown in the plan includes the facilities used by 3 of the town's principal sports clubs. These are Tonbridge Cricket Club, founded in 1801 and one of the oldest in the country, Tonbridge Bowls Club and Tonbridge Angels Football Club. The latter is a semi-professional football club playing at level 6 of English football, regarded as elite level by the Football Association, and attracts regular crowds of over 1,000 spectators. The club has recently upgraded their stadium, at a cost of nearly £800,000, by installing a 3G artificial pitch, allowing use 7 days a week, and LED floodlights. The club is an important community asset, as recognised in a motion passed by full council in February.

In one corner of the football club's stadium is a facility used by Upz and Downz, the educational special needs charity, who operate a café for members of the public using the sportsground.

If this site is developed for housing or other usage, the question is where do all these facilities go? The football club certainly cannot simply use a pitch on the Racecourse Sportsground and it is doubtful that it would be suitable for the cricket and bowls clubs either. Whilst recognising the need for housing, we must not forget the need to provide [59821]

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

38430273 0

Table 9 - List of Sites - Castle

25406913 25406817

Table 9 - List of Sites - Castle

Additional supporting Information has been submitted in the form of two technical reports.

Please see R1764.

Comment noted.

I was very disappointed to see that the house at the end of our road, which has only recently had planning permission for development refused, is now being listed as a potential development site in the TMBC local plan.

The site is 59623, shown here <https://www.tmbc.gov.uk/downloads/file/2205/urban-capacity-study-appendix-e-sites-identified> aka 2 Yardley Park Road. A recent planning application for this plot resulted in literally hundreds of local residents objecting to the site being developed and the Local Planning Authority ultimately agreed refusing permissions.

You can see the application here: <https://publicaccess2.tmbc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUQDLPQHJWI00> and the final decision here: https://publicaccess2.tmbc.gov.uk/online-applications/files/189DAB6E83C7D163303495C96DA98B20/pdf/21_01677_FL-DECISION_NOTICE-1389356.pdf

The decision stated:

The development by virtue of the density, bulk, massing and scale will result in an unacceptable development which will create less than substantial harm to the significance of the character of the Tonbridge Conservation Area, which when weighed against the public benefits of the proposal provide a clear reason for refusal under paragraph 11(d)(i) of the National Planning Policy Framework 2021.

The development by virtue of the density, bulk, massing and scale in this prominent corner location would result in an overbearing and incongruous addition failing to accord with the surrounding built form and out of character with the area contrary to Policy CP24 of the Core Strategy, Policy SO1 of the Tonbridge and Malling Borough Managing

Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. Comment on specific planning applications are development management matters.

42344641 0

Table 9 - List of Sites - Castle