

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC response
42823873	0	Table 9 - List of Sites - Higham	<p>Protected Species</p> <ul style="list-style-type: none"> * West European Hedgehog (<i>Erinaceus europaeus</i>) * White Admiral (<i>Limenitis Camilla</i>) * Grass Snake (<i>Natrix Helvetica</i>) * Crosswort (<i>Cruciata laevipes</i>) * Additional species have been identified, but due to data restriction the surveys are not able to be shared with any external party, therefore a protected species survey is necessitated <p>Pen Stream</p> <ul style="list-style-type: none"> * WFD water body sensitive to sediment management * WFD water body sensitive to gravel removal * Salmonid river * Increase downstream risk of flooding from land changes of farmland to housing <p>Environmental and Country Stewardship Schemes</p> <ul style="list-style-type: none"> * Land provides winter cover crops <p>Surface Flood Risk</p> <ul style="list-style-type: none"> * The site is at risk of flooding from surface water at the 1 in 30, 1 in 100, and 1 in 1000 event * Any housing development would increase this surface flood risk to the wider area including the A26 Hadlow Road East <p>Utilities and Infrastructure</p> <ul style="list-style-type: none"> * Oil pipeline operated by GPSS (Sites 59690, 59805 59809 only) * Higham Lane and Cuckoo Lane are insufficient for any potential housing development * Existing primary and secondary schools are already at capacity * Only 1 existing GP surgery, which is at capacity 	<p>Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>

[59685] - I am the joint owner with [redacted] , and I am writing, under the Regulation 18 consultation on the emerging Local Plan, to oppose in the strongest terms the inclusion of the following sites, put forward by landowners and others in response to the Call for Sites exercise, within the land allocations in the consultation Local Plan.

- Site ID 59685 Land at Greentrees Farm, south of Cuckoo Lane
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In summary, these parcels of land should not be developed for any purpose (other than agriculture or forestry) for the following reasons.

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- * Development of the land would comprise inappropriate development in the Metropolitan Green Belt, contrary to local policies CP14 and CP3 of the Tonbridge and Malling Core Strategy 2007 and national policy under paragraphs 147 and 149 of the National Planning Policy Framework 2021 (NPPF).
- * Development of the land would result in harmful encroachment into the countryside around Tonbridge, transforming an area of tranquil, open countryside served by narrow rural lanes into a major extension of the urban area, changing irreversibly the character and appearance of this sensitive boundary between town and country. Such development would be contrary to policies CPI, CPII, CP14 and CP24 of the Tonbridge and Malling Core Strategy and policy SQI and DC6 of the Tonbridge and Malling Managing Development and the Environment DPD 2010.
- * Development of the land would result in the loss of good quality agricultural land (some of which is Grade I and/or Grade 2 land), contrary to policy CP9 of the Tonbridge and Malling Core Strategy and paragraph 174(b) of the NPPF.
- * Cuckoo Lane is subject to serious flooding and development of the sites would severely aggravate the flooding risk, contrary to policy CPI 0 of the Tonbridge and Malling Core Strategy, policy CC3 of the Managing Development and the Environment DPD and paragraphs 159 to 165 of the NPPF

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Higham

Apart from 59524,59657,59607 and 59629 which could be infill as they are on the A26- all the other sites 59693,59685, 59721,59690,5980,559809 are essentially behind Barchester Way, the field opposite the BP garage on the A21 and the land known as Grange Farm. All this land is Greenbelt and some is Flood Zone 3 some 2 some 1. This area is agricultural land and should be used as such, as we need to be able to grow our own food and using agricultural land is daft.

Grange farm has part of Higham lane ,as access and it is a passing place narrow road prone to flooding. It is the only cross road linking the A26 with the Shipbourne Road via Cuckoo Lane (also prone to Flood) so this road is very poor. The land here is a sink for a lot of water and I believe would cause a lot of flooding on the A26. It used to flood near the T junction with Three Elm Lane There is also a large underground pipeline which may cross Grange Farm land and you cannot build too near - not without a big bang- nor sure where it goes? Some of this land could be built on but I would use only 25% and heavily landscape with trees and leave the rest of the land to soak up water.

This land is not near a railway station and would cause more traffic on the beleaguered A26 and the bus service is not frequent. Also KCC know the Three Elm junction will be used more heavily with the proposals from TWBC. This area will have issues and for heaven sake do not let TWBC close the Hartlake Road not unless you want cars queuing from Tonbridge to Mereworth.

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42684641

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		[Site 59524]	
		I object to the potential development of site 59524	
45810369	0 Table 9 - List of Sites - Higham	<p>1/ This will change the character of the area, green spaces being a main point of living on Kings Hill</p> <p>2/ The loss of green fields and adjacent areas of open land will affect the ambiance of the area</p> <p>3/ It will severely impact on traffic in the area, and add to the issues of insufficient parking</p> <p>4/ It loses further local public space</p> <p>Grange Farm land is agricultural land and all flood zone 3. It is surrounded on one side by a one track road with passing places. This would have to be improved. There are some higher sections on this area but runoff would go down towards the York parade area.</p> <p>The fields between Barchester Road and Cuckoo Lane.</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 - Higham	<p>This land is a sink for a lot of rainfall without hard landscaping i.e. housing so this area and the A26 would be awash -as it is it sometimes floods near the bus stop opposite the BP garage. If build on it could flood homes that surround the field that are mostly single storey. Cuckoo Lane itself is also awash after heavy rainfall and the road is always in poor condition. It is also agricultural land which in these times i.e. a need to provide food for the nation -possibly in the very near future - I would steer clear of building on agricultural land.</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
38539137	0 Table 9 - List of Sites - Higham	<p>These sites in Higham need to connect to the town centre with a segregated cycle route and have dedicated primary school, doctor and dentist built. They need a full size supermarket also.</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42756737	0 Table 9 - List of Sites - Higham	<p>Having lived in Tonbridge my whole life and watched it become more and more built up with less and less green areas, I find the proposed areas in Higham Ward highly inappropriate. We recently lost our Doctors surgery to the far end of town, now highly inaccessible to many with barely any parking and our bus service is becoming less and less regular. Woodlands School is full to capacity with a waiting list and yet you are proposing to build more homes with no suggestion of additional Doctors surgeries, schools or improved bus services. The roads in the area simply can't cope with the likely increased traffic for the number of houses you intend to build, they are too small and the large lorries transporting building materials won't be able to get down there in the first place. There are no pavements on some of the roads, making it dangerous for pedestrians trying to walk to the bus stop or local shops, especially for teenage children making their way to school, with no concept of how fast some cars race round the country lanes. It would only be a matter of time before a fatal accident occurred. This also obviously doesn't take into account the wildlife you are displacing; deer, foxes, badgers, toads, newts, bats, birds - where do you intend to house them?</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

I object to any development on these sites, for the following reasons:

1) They form a vital part of the Metropolitan Green Belt, fulfilling all the objectives of MGB as stated in the NPPF. This was a principal reason why they were not included in the previous development plan.

2) They consist of productive, Best Most Valuable agricultural land (Grades 1,2,3A). The MAFF survey report of April 1991, carried out on behalf of TMBC, confirms this classification.

3) The importance of domestic food production has been highlighted by the recent food shortages cause by the war in Ukraine.

4) Local food production is made more important by the effects of climate change.

5) They are very prone to flooding in wet weather and contain hidden springs which bubble up when the land becomes saturated.

6) Development on these sites will exacerbate existing peak period traffic congestion on the A26 leading into Tonbridge and other local roads. The situation will be further worsened as a result of the proposed development in Tudeley and Paddock Wood which is part of the Tunbridge Wells B.C. local plan. This will lead to cut-through traffic on local roads, including Hadlow Rd, Cranford Rd, Three Elm Lane, Barchester Way and Higham Lane.

7) Development will lead to a significant loss of biodiversity.

8) Development will irrevocably alter the open, semi-rural, low-density character of north Tonbridge.

9) Development will put even more stress on the already stretched local health and education services.

10) There will be a significant negative impact on the functioning of town centre due to the expansion of the town

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