

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC response
38333633		Table 9 - List of 0 Sites - Hildenborough	<p>Site 59704 for residential use would create a site prone to very heavy noise pollution from the A21. It would also create extensive additional traffic on the dangerous corner of Lower Street and Rings Hill, as well as extensive additional traffic on the rural road, Lower Street</p> <p>Site 59783 would set a precedent for building on the rural/arable land to the West of the A21 at Hildenborough, thus intruding onto green belt areas. For all the reasons in my response to this consultation, this would be a very detrimental step. The 'potential yield' shown above is massively excessive for the rural communities on and around Philpots Road.</p> <p>I write as the owner of Little Trench farm. TN11 9NG. Sites 59609 & 59625 are the same site at Little Trench farm & are therefore a duplication. Site ref 59625 is a more accurate estimation of the boundary line & size of site & I believe should be retained. Site 59609 has a section of the site/land missing. The buildings & land at Little trench farm total approx 6.5 - 7 acres (2.63 - 2.83 Hectares).</p> <p>To our eastern & northern boundary is the coblands site - 59612. Also to the northern boundary is St Margarets school.</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42442657		Table 9 - List of 0 Sites - Hildenborough	<p>The description of the site indicates the existence of a lake. Whilst said lake has become naturalized to some degree, it is entirely man made approx 35 years ago by the previous owner. It is not stream or river fed & there is no underground water source to sustain it. The lake is entirely rain water fed from natural run off from hard standing areas to redirected rainwater goods/pipes. Without this it would dry up & become stagnant.</p> <p>Reference has been made to a flood zone/plane adjacent the site. The site/location is high & above sea level & sloping from its top point, north to south. There has been no surface water, run off excess or other flooding issues to my knowledge on this site in the past 17 years of ownership.</p> <p>Site 59801</p> <p>I wish to register my strong opposition to the above proposed site.</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42470497		Table 9 - List of 0 Sites - Hildenborough	<p>I would first comment that as a resident of Tonbridge for 30 years I find this whole process very disappointing. You seem to over look why people live in a town like Tonbridge and enjoy having countryside close by... and the stress that being a resident near a potential site brings especially any of the large sites like 59801. No one that owns property in Tonbridge could be happy reading that document and will now be anxious/worried as to what the future holds for the area the know, live in and love.</p> <p>For me, site 59801 is where I grow up playing, enjoying country walks and seeing the local wildlife. As I begin my own family in Tonbridge this is where my wife, daughter and I visit most weeks; and one of reason we choose to stay in Tonbridge. Purpose built parks/play parks are no substitute. I ask that you please do not go ahead with this site.</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

Site 59798

I wish to register my strong opposition to the above proposed site.

I would first comment that as a resident of Tonbridge for 30 years I find this whole process very disappointing. You seem to over look why people live in a town like Tonbridge and enjoy having countryside close by... and the stress that being a resident near a potential site brings especially any of the large sites like 59798. No one that owns property in Tonbridge could be happy reading that document and will now be anxious/worried as to what the future holds for the area the know, live in and love.

For me, site 59801 is where I grow up playing, enjoying country walks and seeing the local wildlife. As I begin my own family in Tonbridge this is where my wife, daughter and I visit most weeks; and one of reason we choose to stay in Tonbridge. Purpose built parks/play parks are no substitute. I ask that you please do not go ahead with this site.

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

Sites 59615 and 59692

I have a number of concerns about these two sites in particular as they are closest to my house, but many of these concerns could be applied to any of the other developments in the Hildenborough area.

* Flood risk: my garden backs directly on to the proposed site 59692. As things stand, the garden frequently floods during the winter months. Not catastrophically, but certainly significantly. I am deeply concerned about the potential for any developments on the adjacent sites above to increase run off and greatly exacerbate this, affecting not just us but many neighbouring dwellings across Leigh Road and Stocks Green Road

* Infrastructure (schools): The text in the site assessments notes their close proximity to schools, citing this as a 'minor positive', but doesn't highlight that these schools are already oversubscribed. Additional developments in the area will create an unsustainable demand on local schools unless new schools are built (or existing schools are increased in size), in turn creating additional strains on existing infrastructure. It is also noted that the provision of a new residential development "could stimulate the provision of new schools and/or school places". That's a big leap of faith, and not enough to justify the approval of many of the proposed developments in Hildenborough included in this document

* Infrastructure (medical facilities): Mirrors the comment above. The text cites the proximity of these sites to an existing medical facility as a 'significant positive', but doesn't mention the fact that this facility (in Hildenborough) is overstretched as it is. It is a challenge to arrange an appointment and see a GP as things stand. I can't imagine how difficult it would be if further housing is introduced in Hildenborough

* Roads: Traffic on the Tonbridge Road (B245) is already bad and will be significantly worsened by further housing developments, including the sites highlighted here. Furthermore, the sites mentioned above will have a detrimental impact on traffic on Stocks Green Road and the junction with Leigh Road, particularly during school drop off/collection time. It's already bad - it will be completely unsustainable if further housing is introduced

Overall, I believe that development on these sites would not be possible without having a significant detrimental effect on the surrounding community.

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.

42470497

Table 9 - List of
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Hildenborough

42549281

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Hildenborough

42584193	Table 9 - List of 0 Sites - Hildenborough	<p>Sites:- 59615, 59653, 59656, 59669, 59679, 59688, 59692, 59704, if developed would increase the risk of flooding to existing houses in Stocks Green Road, Leigh Road and the Brookmead estate as the existing infrastructure is not capable of dealing with the surface water at extreme times furthermore it would bring added pressure on the road network that is already extremely busy especially around peak times and school drop off and collection times.</p> <p>Sites:- 59625, 59823, 59745, 59798, 59801, 59804, 59823, 59835, if developed would become an urban sprawl that would connect Tonbridge to Hildenborough thereby losing the gap between the two separate entities.</p> <p>The main road through Hildenborough to Tonbridge is already extremely busy and could not support the additional traffic.</p>	<p>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.</p>
42584737	Table 9 - List of 0 Sites - Hildenborough	<p>The local schools are already at capacity as is the doctor's surgery.</p> <p>Sites:- 59615, 59653, 59656, 59669, 59679, 59688, 59692, 59704, if developed would increase the risk of flooding to existing houses in Stocks Green Road, Leigh Road and the Brookmead estate as the existing infrastructure is not capable of dealing with the surface water at extreme times furthermore it would bring added pressure on the road network that is already extremely busy especially around peak times and school drop off and collection times.</p> <p>Sites:- 59625, 59823, 59745, 59798, 59801, 59804, 59823, 59835, if developed would become an urban sprawl that would connect Tonbridge to Hildenborough thereby losing the gap between the two separate entities.</p> <p>The main road through Hildenborough to Tonbridge is already extremely busy and could not support the additional traffic.</p>	<p>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.</p>
42590145	Table 9 - List of 0 Sites - Hildenborough	<p>The local schools are already at capacity as is the doctor's surgery. 59808 and 59592</p> <ol style="list-style-type: none"> 1. Woodfield Avenue could make an obvious access to the site and clearly, the road would be unable to cope with the potential for over 400 or more vehicles / movements each day. 2. Properties at the lower (southern) end of the road already experience flooded drives and gardens from the run off of water from the fields and gardens to their north. The outline on the map takes no account of the significant fall from north to south. Hildenbough already has a flood risk issue - this option would exacerbate the current position. 3. The land is contained within the green belt and as such, should not be used for development save in 'Exceptional Circumstances'. Given the number of alternative options for building areas within the entire Borough, it should be obvious that the 'Exceptional Circumstances' cannot be met. 4. The services and infrastructure of the village are already at breaking point and additional housing on the scale envisaged is simply unsustainable. For example, anyone who has tried to see a doctor will confirm that the surgery is already oversubscribed. Indeed, a 76-bed care home is nearing completion, plus the development of Oakhill House which will provide 27 houses and 139 apartments, adding further strain to the health services provided by HTMG. 5. In a similar way, our two primary schools are bursting at the seams. Experience indicates that many young families deliberately move into the area specifically to enjoy the facilities provided by our excellent local schools which provides a steady stream of new pupils. It can't take any more. 6. Hildenborough is a village within our own settlement boundary. Any development that threatens to extend the boundary or the integrity of the anti-coalescence policy should not be approved. 7. The main B245 is the primary link between Tonbridge and Sevenoaks. The 30mph speed limit is regularly abused and the road is very busy, especially at peak times. Any proposed road junctions to the north of the road in the proximity of Brookmead to Leigh Road involving access from over 250 homes would pose a very significant danger to the public 	<p>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.</p>

* Site IDs 59798, 59801, 59804 and 59835 cover the same and/or largely overlapping areas of land and yet have numerous different assessment outcomes, which does not appear to be credible or logical.

* For site IDs 59798, 59801, 59804 and 59835 the assessments need to take greater account of the impact of development of the land on human health (SA1), greenhouse gas emissions (SA10), and local air quality (SA12).

* Horns Lodge Lane, which abuts site IDs 59798, 59801, 59804 and 59835 is widely used by walkers, dog walkers, horse riders and cyclists of all ages on a daily basis and as such plays an important role in supporting the physical and mental well-being of a wide cross-section of the local community. Development of these areas for residential and/or mixed use will significantly increase traffic, noise and local pollution with significant detriment to these current community benefits.

* Site IDs 59798, 59801, 59804 and 59835 show minor positive outcomes for SA3, yet local schools are limited and already at maximum capacity. Hence additional development of these land areas will NOT improve educational attainment in their own right.

* Development of site IDs 59798, 59801, 59804 and 59835 will result in the loss of vitally important local Green Belt, destroy or compromise woodland areas, and significantly increase local traffic with negative impact on congestion and local air quality.

* A large oil pipeline which is essential to energy supplies in the wider region passes through the land in site IDs 59798, 59804 and 59835 and is understood to have protection orders preventing development of the land around and above it. This fact alone must significantly reduce the suitability of the areas for development.

Site Nos. 59808 and 59592 IN11 9ES

1. With regard to site No. 59808 in particular, it is greenbelt land which should never be considered for development. With other more suitable sites in the borough the potential development of this site does not meet the 'exceptional circumstances' criteria.

2. Any development between Hildenborough and Tonbridge threatens to extend the boundary and integrity of Hildenborough as a village.

3. HTMC provides health care in Hildenborough and will soon be absorbing the residents of the 76-bed care home Hylden Heights (unless it comes with its own doctors) plus the residents of 27 large houses and 139 apartments at the Fidelity site. It is already very difficult to get an appointment at HTMC with waiting times, in some cases, over a week. Clearly another 250 assorted properties would be a very considerable strain on an already struggling practice.

4. With regard to Site No. 59808 in particular, it is obvious that Woodfield Avenue could be earmarked for access. This would be a nonsense given the amount of properties suggested. There would be a never-ending stream of potentially 400 vehicles in both directions on Woodfield Avenue, entering and exiting the B245 with implications for road safety. That is without the issue of vehicles entering and exiting the Leigh Road junction just 50m away. The Brookmead Estate only has two exits and already has difficulty, especially during school times at Leigh Road.

5. The B245 is the main link between the Tonbridge area and the A21 and is exceptionally busy during rush hour. It is also very straight and vehicles regularly speed along it, sometimes in excess of 70mph when traffic is lighter.

6. A further observation in relation to site No. 59808 is that Woodfield Avenue residents already have issues with rain run-off. Indeed, the properties at the bottom end are often waterlogged. Further development would exacerbate this problem and may well lead to more rain finding its way to the Brookmead Estate which has previously experienced flooding. The Council has been called out on two occasions, to my knowledge, to deal with underground pipes that can't cope with the drainage, whereby water has pumped out onto Woodfield Avenue causing flooding on the B245.

7. Hildenborough has two primary schools that I believe are at capacity. Indeed, my grandson was unable to obtain a place and had to be driven to school in South London daily for nearly a year until a place became available. It has become apparent that more young families are moving to

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42651073

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42651457

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Sites 59798 and 59835. Both sites are totally unsuitable for large scale development. The only access is either through protected ancient forest or a single track private road. Prior to moving to the area, the council assured me that they would NOT be supporting either site for development.

42657345

Table 9 - List of
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"The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development." This comment in the objective section seems ludicrous. These sites are only "assets" if they are left undeveloped for the benefit of farmers, locals and the environment. They are surrounded by public footpaths. I am sure that these sites were not being considered and would, in fact, be objected to by the council if a developer submitted a planning application. There are so many valid reasons to object and no space here to go through them all. In short, I recommend removing them from this list.

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

Site ID's 59798, 59804, 59801 and 59835 have overlapping areas, and also overlap site 59735 under the Cage Green ward, yet had numerous different assessment outcomes which don't appear to be credible or logical

For sites id's 59798, 59801, 59804 and 59835 and others, the assessments need to take greater account of the impact of development of the land on human health SA1, greenhouse gas emissions SA10 and local air quality SA12

Horns Lodge Lane, which abuts site id's 59798, 59801, 59804 and 59835 is widely used by walkers, dog walkers, joggers, horse riders, cyclists of all ages on a daily basis and plays an important part for the local community in the mental and physical well-being. Development in these areas for residential and/or mixed use will significantly increase traffic road noise and local pollution with detrimental effects for these current community benefits

42660705

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Site id 59798, 59804, 59801 and 59835 assessments show minor positive outcomes for SA3, yet local schools are limited and currently at maximum capacity. Hence additional development of these land areas will NOT improve educational attainment in their own right.

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

Development of site id's 59798, 59801, 59804 and 59835 will result in the loss of vitally important local green belt, destroy or compromise ancient woodlands and woodland areas and significantly increase local traffic with negative impact on congestion and local air quality

A large strategically important oil pipeline, which is essential to fuel supply for the government is understood to have protection orders preventing areas around and above it from being developed. This was maintained and repaired only a few years ago under government regulations and this must significantly reduce the suitability of the areas of land around it being developed.

42662497	Table 9 - List of 0 Sites - Hildenborough	<p>* Site IDs 59798, 59801, 59804 and 59835 have overlapping areas, and also overlap with site 59735 under the ward of Cage Geen, yet have numerous different assessment outcomes, which does not appear to be credible or logical.</p> <p>* For site IDs 59798, 59801, 59804 and 59835 (and others), the assessments need to take greater account of the impact of development of the land on human health (SA1), greenhouse gas emissions (SA10), and local air quality (SA12).</p> <p>* Horns Lodge Lane, which abuts site IDs 59798, 59801, 59804 and 59835, is widely used by walkers, dog walkers, horse riders and cyclists of all ages on a daily basis and as such plays an important role in supporting the physical and mental well-being of a wide cross-section of the local community. Development of these areas for residential and/or mixed use will significantly increase traffic, noise and local pollution with significant detriment to these current community benefits.</p> <p>* Site ID 59798, 59801, 59804 and 59835 assessments show minor positive outcomes for SA3, yet local schools are limited and already at maximum capacity. Hence additional development of these land areas will NOT improve educational attainment in their own right.</p> <p>* Development of site IDs 59798, 59801, 59804 and 59835 will result in the loss of vitally important local Green Belt, destroy or compromise woodland areas, and significantly increase local traffic with negative impact on congestion and local air quality.</p> <p>* A large oil pipeline which is essential to energy supplies in the wider region passes through the land in site IDs 59798, 59804 and 59835 and is understood to have protection orders preventing development of the land around and above it. This fact alone must significantly reduce the suitability of the areas for development.</p> <p>* Site IDs 59798, 59801, 59804 and 59835 have overlapping areas, and also overlap with site 59735 under the ward of Cage Geen, yet have numerous different assessment outcomes, which does not appear to be credible or logical.</p> <p>* For site IDs 59798, 59801, 59804 and 59835 (and others), the assessments need to take greater account of the impact of development of the land on human health (SA1), greenhouse gas emissions (SA10), and local air quality (SA12).</p>	Comments noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
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42675169

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42686593

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42714625

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42714721

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Site 59823

Green Belt:

This site is in the green belt and fulfils the 5 objectives of green belt.

They are both on the boundary between Hildenborough and Tonbridge and as such are 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. The adverse affects of pollution on health are well known and there are several schools on these already congested roads.

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.

42544161

Table 9 - List of
0 Sites -
Hildenborough

39101889

Table 9 - List of
0 Sites -
Hildenborough

59823 - developing this site would erode the green space between Hildenborough and Tonbridge in contradiction to the anti-coalescence policy

Comment noted

39101889

Table 9 - List of
0 Sites -
Hildenborough

59801 - access to this site is poor and developing it would erode the green space between Hildenborough and Tonbridge, contrary to the anti-coalescence policy.

Comment noted

39101889

Table 9 - List of
0 Sites -
Hildenborough

59688 - this site has poor access to services and amenities, including pedestrian access to Hildenborough village. It is low lying and therefore flooding may be an issue. developing this site would remove the current amenities that exist there (driving range, golf course, health club/gym) which would be detrimental to current users of these facilities

Comment noted

39101889

Table 9 - List of
0 Sites -
Hildenborough

59704 - this site is in greenbelt, with poor pedestrian access to Hildenborough village and no access to any shops or amenities.

Comment noted

39101889

Table 9 - List of
0 Sites -
Hildenborough

59669 - this site is currently greenbelt land with poor access for development and is not in proximity to local shops and amenities. Land is rich in biodiversity and lower area closer to rail line is liable to flooding.

Comment noted

39101889

Table 9 - List of
0 Sites -
Hildenborough

59679 - this land is currently a school so developing this land will remove an educational establishment to the detriment of the current and potential future users. This greenbelt land is rich in bio diversity, includes historic buildings and remains of historic structures and the lower area is liable to flooding.

Comment noted

39101889	Table 9 - List of 0 Sites - Hildenborough	59627 - this land is greenbelt, and is situated on a main road with poor pedestrian access to Hildenborough village, and is remote from any shops and local amenities.	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59783 - this site is on greenbelt land, and has poor access to local shops and amenities in Hildenborough village. Poor pedestrian access and generally remote location.	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59615 -this site is on greenbelt land, and is low-lying and prone to flooding. Situated on a busy B road with no pedestrian access to local shops and amenities, which are not in the proximity of this site. Small site which would not offer a good mix of housing and problematic to provide drainage and utilities for	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59745 -this site is situated in greenbelt, and developing it would erode the green space between Hildenborough and Tonbridge, contrary to the anti-coalescence policy	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59592 - this is a small site on greenbelt land which is rich in bio diversity. Developing this land would erode the green space between Hildenborough village and Tonbridge contrary to the anti-coalescence policy	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59808- this site is greenbelt land currently being destroyed by Berkeley Homes as they develop the Fidelity site. Developing this site will erode the green space between Hildenborough village and Tonbridge contrary to the anti-coalescence policy	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59656 - this land is greenbelt land rich in bio diversity, including owls, which has low lying areas that are at risk of flooding. The land has poor access to shops and amenities.	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59653 - this site has poor access to local services and shops, and is greenbelt land rich in bio-diversity including owls. The lower areas are liable to flooding.	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59771 - this site is a small site with poor accessibility, located in greenbelt land which is rich in bio-diversity and it has an important water course running through it (Hilden Brook) which has natural and historic importance and will be irreparably damaged and polluted if this site is developed.	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59667 - this site is green belt land bordering a main road with poor pedestrian access	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59609 - developing this site would further erode the space between Hildenborough and Tonbridge in contradiction to the anti-coalescence policy	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59625 - developing this site would further erode the space between Hildenborough and Tonbridge, contrary to the anti-coalescence policy	Comment noted

39101889	Table 9 - List of 0 Sites - Hildenborough	59804 - developing this large site would significantly erode the green spaces between Hildenborough and Tonbridge, contrary to the anti-coalescence policy. A water course of natural and historical importance (Hilden brook) runs through this land and development would have catastrophic impact on this natural source of bio diversity.	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59798 - this site is on green belt land rich in bio-diversity. The site has poor accessibility. Developing the land would erode the green space between Hildenborough and Tonbridge contrary to the anti-coalescence policy.	Comment noted
39101889	Table 9 - List of 0 Sites - Hildenborough	59835 - this land is green belt land rich in bio-diversity and developing it would erode the green space between Hildenborough and Tonbridge.	Comment noted
		* Site IDs 59798, 59801, 59804 and 59835 have overlapping areas, and also overlap with site 59735 under the ward of Cage Geen, yet have numerous different assessment outcomes, which does not appear to be credible or logical.	
		* For site IDs 59798, 59801, 59804 and 59835 (and others), the assessments need to take greater account of the impact of development of the land on human health (SA1), greenhouse gas emissions (SA10), and local air quality (SA12).	
42730497	Table 9 - List of 0 Sites - Hildenborough	* Horns Lodge Lane, which abuts site IDs 59798, 59801, 59804 and 59835, is widely used by walkers, dog walkers, horse riders and cyclists of all ages on a daily basis and as such plays an important role in supporting the physical and mental well-being of a wide cross-section of the local community. Development of these areas for residential and/or mixed use will significantly increase traffic, noise and local pollution with significant detriment to these current community benefits. * Site ID 59798, 59801, 59804 and 59835 assessments show minor positive outcomes for SA3, yet local schools are limited and already at maximum capacity. Hence additional development of these land areas will NOT improve educational attainment in their own right. * Development of site IDs 59798, 59801, 59804 and 59835 will result in the loss of vitally important local Green Belt, destroy or compromise woodland areas, and significantly increase local traffic with negative impact on congestion and local air quality. * A large oil pipeline which is essential to energy supplies in the wider region passes through the land in site IDs 59798, 59804 and 59835 and is understood to have protection orders preventing development of the land around and above it. This fact alone must significantly reduce the suitability of the areas for development.	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.
25046433	Table 9 - List of 0 Sites - Hildenborough	Particularly concerned with the potential level of development in Hildenborough; conservative estimates would more than double the size of the ward with the village becoming part of Tonbridge. Particularly concerned with sites 59656, 59692, 59653, 59615. These all bound Stocks Green Road which is in a natural valley and a flood 'hot spot', historically causing severe flooding in the Brookmead Estate area. This would be exacerbated if developed. It would make sense to remove these from the draft Local Plan in the early stages of review.	Comments noted
42532961	Table 9 - List of 0 Sites - Hildenborough	For Site 59823: It is green belt land and should be kept protected as far as possible in accordance with the existing laws.	Comment noted

Site: 59592

We live adjacent to this land and, up until recently, took care of it as leaseholders, and wanted to update some of the appraisal findings. The main points relate to protection of the biodiversity and flood risks associated with the site.

This site contains a water body (small lake) as shown on the title which is fed from a stream on land further up that contains protected species of newt.

The clay like soil and run-off from land up-hill results in a lot of water running through the land and collecting in the lake. During peak periods of rain, the run-off from the lake and the land ends up on Tonbridge Road, overwhelming the drainage and contributing to the flooding of the lower lying areas like Brookmead.

This land is currently an orchard with multiple varieties of apple, pear, plum and apricot trees and supports a diverse range of wildlife including badgers, deer and foxes.

There are also many large mature trees and wooded areas that provide a habitat for the wildlife and act as a barrier for the water run-off from the fields above.

The local infrastructure (healthcare, schools and buses) are already over capacity with waiting lists for the nearby school and GP surgery and crowded buses at peak times.

Tonbridge Road is the main thoroughfare into Tonbridge and is already v. busy at peak times and comes to a complete standstill regularly.

Site: 59808

We also live adjacent to this land. Most of the points above apply to this land as well (it has a water body and lots of water run-off, as well as mature trees supporting biodiversity and the same lack of capacity in local infrastructure) but it also has public footpaths and is used by a lot of Hildenborough and Tonbridge residents for good health and well-being, particularly dog walkers, and this has increased markedly over recent years. This green area would be a considerable loss were it to be developed.

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.

42723713

Table 9 - List of
0 Sites -
Hildenborough

Site: 59592

We live adjacent to this land and, up until recently, took care of it as leaseholders, and wanted to update some of the appraisal findings. The main points relate to protection of the biodiversity and flood risks associated with the site.

This site contains a water body (small lake) as shown on the title which is fed from a stream on land further up that contains protected species of newt.

The clay like soil and run-off from land up-hill results in a lot of water running through the land and collecting in the lake. During peak periods of rain, the run-off from the lake and the land ends up on Tonbridge Road, overwhelming the drainage and contributing to the flooding of the lower lying areas like Brookmead.

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There are also many large mature trees and wooded areas that provide a habitat for the wildlife and act as a barrier for the water run-off from the fields above.

The local infrastructure (healthcare, schools and buses) are already over capacity with waiting lists for the nearby school and GP surgery and crowded buses at peak times.

Tonbridge Road is the main thoroughfare into Tonbridge and is already v. busy at peak times and comes to a complete standstill regularly.

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We also live adjacent to this land. Most of the points above apply to this land as well (it has a water body and lots of water run-off, as well as mature trees supporting biodiversity and the same lack of capacity in local infrastructure) but it also has public footpaths and is used by a lot of Hildenborough and Tonbridge residents for good health and well-being, particularly dog walkers, and this has increased markedly over recent years. This green area would be a considerable loss were it to be developed.

Specifically regarding plots 59669, 59679, 59653, 59656, 59652, 69615, Hildenborough roads and services are already stretched to capacity, the Doctors, schools parking for the station would all be seriously impacted by such a large development. There are plenty of "grey" site in Tonbridge with the closing of large shops in the high street that would supply many flats, close to amenities in town, walking to the station etc. It even be good for the town businesses with customers on the doorstep so to speak, without having to use vehicles to get to the town.

As a Hildenborough resident for over thirty five years we have seen that Hildenborough and the surrounding areas of Stocks green have water level issues through the winter months with flooding, with the extra run off from the developments caused by hard landscaping would definitely make this worse.

SITE ID 59692

* Land is unsuitable and undeliverable without a significant detrimental affect on the surrounding community

* The site currently attenuates the run off of surface water to the culvert, developing the site would prevent this and therefor increase any future flooding downstream and downgradient of the sites (this includes gardens of houses on Stocks Green Road, and the Stocks Green Primary School playing fields). Potential exsaberation of surface flood water run off into WestWood and Leigh Road – already subject to preventative flood measures by KCC.

* The impact on traffic on Stocks Green Road and the junction with Leigh Road, particularly during school drop off/collection time. The effect on this from the Oakhill development is also not yet known.

* The likely position of the entrance to the site is on the inside of a bend with fast moving traffic

* Additional pressure on spaces at the villages Primary Schools.

* Infrastructure- schools are oversubscribed, negative impact on medical facilities and transport links – commuter access and parking provisions.

* Wildlife – barn owl, bats, great crested newt, grey partridge, hedgehogs, water voles.

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.

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42746561

Table 9 - List of
0 Sites -
Hildenborough

42756001

Table 9 - List of
0 Sites -
Hildenborough

42399681

Table 9 - List of
0 Sites -
Hildenborough

42754881

Table 9 - List of 0 Sites - Hildenborough

site 1D- 59656 Our house is next to this site. The field has flooded into and across the public footpath and into our garden and garage at times of high rainfall in the winter months. I am worried that building a large housing estate would increase the likely hood of further flooding into our house and down Stocks Green Road. The houses near the school have already been subject to flood damage.

Comments noted

General matters Government requirements I support view expressed by Matt Boughton (Leader of TMBC) at recent local meeting. Cllr Boughton expressed the view that the 15,941 new homes the Government requires TMBC to build is unreasonably high and will be challenged. Existing developments under construction • Oakhill House (application TM/20/02245/FL & TM/20/02246/LB) – 139 apartments and 27 houses • Hyllden heights – 75 bed care home Concern re impact on local primary schools and GP surgery Water run off / flooding Significant history of flooding in the local area, most notably around the Brookmead estate. Careful consideration must be given to proposed developments and potential impact of additional water run-off giving rise to an increased risk of flooding. Local infrastructure The 2 developments currently being built out will place significant strain on primary school and GP resources. Essential that additional infrastructure provision needs to be there evocatively guaranteed ahead of any additional future construction being commenced. Capacity of local primary schools Both local primary schools have confirmed to me their capacity to take additional pupils. Stocks Green Primary – “We currently have 217 children on roll, with one available space. We have 14 children on our waiting list for various different classes.” Hildenborough CofE primary have confirmed Places available Reception 5 Yr 1 9 Yr 2 3 Yr 3 2 Yr 4 2 Yr 5 1 Yr 6 0 Total 22 Please also see Page 6 of planning committee report of 7 October 2022 re the Oakhill House development Capacity of local GP practice Hildenborough GP practice has limited capacity to take on new patients and that is before completion of the Oakhill House and Hyllden heights developments that are currently being built I have asked the Hildenborough GP practice to provide information as to current capacity to take on new patients and whether any proposed expansion of facilities is currently envisaged. There only response is that they have recently reopened their list to admit new patients. Please see Page 5 of planning committee report re the Oakhill House development re Medical Infrastructure Traffic – B245 Already very busy and that is before the 2 existing developments under construction come into play. Consideration must be given to reducing traffic flows alongside any proposed new developments. Green Belt Recent decisions re Fosse Bank application and Oakhill House development have made significant comments re harm to Green Belt. Building houses alone, should not constitute exceptional circumstances The government has not set out to redefine the policy considerations in respect of Green Belt so there is a strong case to argue that Green Belt land should not be included in the local plan simply to satisfy government requirement for new homes. The policy planning department have confirmed to me that Of the initial 291 sites put forward, 174 are on Green Belt land. That gives 117 sites not on Green Belt land. Affordable housing I understand that there are approximately 1,500 families on the housing register across the borough. This suggests a need for homes exists but not to the scale set by the government. Affordable housing should be situated within easy reach of transport links. Hildenborough segregation from Tonbridge Hildenborough should effectively be merged with Tonbridge - “anti-coalescence policy”. Site 59804 is of particular significance Michael Gove expressing government views 30 October 2022 Link to enable you to view full report <https://www.telegraph.co.uk/politics/2022/10/30/conservatives-manifesto-target-300000-new-homes-year-still-stands/> Key quotes made by Michael Gove “What we critically need to do is to make sure that we have local communities consenting to development and that means that homes need to be more beautiful it means we need the infrastructure alongside

42538657

Table 9 - List of 0 Sites - Hildenborough

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. Comment on specific planning applications are development management matters.

All Hildenborough sites should be rejected for development because they all fail to satisfy SA Objectives 5 and 8. In addition, all but two (59823 and 59745) fail to satisfy SA Objective 6. Most importantly, all but six (59688, 59627, 59771, 59775, 59609 and 59625) fail to satisfy SA Objective 9, which is to conserve and enhance soil resources. The conservation of agricultural land, even if not currently in use for this purpose, is hugely important for the country's well-being: it must not be lost, because it could never then be recovered and the nation's food security would be permanently impaired.

Regarding sites 59609, 59625, 59798, 59835 and possibly 59804, development of these would extend Hildenborough well beyond its present boundary and, very probably, destroy its identity as a village. That would be a great loss, not just for the present generation, but for generations to come. It would have wider ramifications too, because the loss of local identity leads to the fracturing of society, which is the very opposite of what those in authority should be seeking.

In considering any potential development site in Hildenborough, the Tonbridge & Malling Borough Local Plan is seriously flawed, because the vehicular traffic evidence on which the Plan is based almost completely disregards the B245. Despite its 'B' designation, this is a major road, the use of which is not only critical to the life of the Village but provides a constantly used through-route for external traffic. This omission is aggravated by the further omission from the list of committed developments forming the basis of the traffic assessment of two major residential developments currently taking place, namely the Berkeley Homes Oakhill House development and that to be called Hyllden Heights, both of which will add to traffic already using the B245.

The only vehicular assessment included in the consultation evidence base is the Jacobs' Transport Initial Baseline Assessment produced for KCC in July 2022. This has two serious deficiencies in so far as the TMBC Local Plan is concerned: it does not regard the B245 as a 'major corridor' (which is a serious mistake) and it does not include any assessment of additional air pollution likely to be caused by increased vehicular traffic (a serious oversight for this particular road). The B245 already carries a heavy amount of traffic, through the heart of Hildenborough Village, not only serving Village residents (including several schools) but also linking traffic -- from the A21 (coming from the M25, A25 and London), the A225 from Sevenoaks and the B2027 from Edenbridge -- to Tonbridge town centre and its extensive industrial and commercial estate (including its 'superstores'). By any definition, the B245 is not only a major corridor, but one which for several reasons is unquestionably close to capacity and in some respects already exceeds it.

In addition to its usual traffic flow, the B245 and Hildenborough residents' use of it suffers from two other factors which make this highway I disagree with the potential use of the two sites (59669 and 59679). We have already had the Fosse Bank school site turned down for numerous very valid reasons including being a heritage site. They are green belt sites hosting a wealth of wildlife including bats, sloe worms, roe deer etc.

There are plenty of brown field sites that would be much better suited to redevelopment instead of using precious green belt. Brown field sites should be used in the first instance.

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

42716897
Table 9 - List of
0 Sites -
Hildenborough

42800321
Table 9 - List of
0 Sites -
Hildenborough

Objection to use of 59823 for any form of development.

This is green belt land which is part of a large swathe of historic and characteristic Kentish landscape which should be preserved for future generations. It forms a boundary between Tonbridge and Hildenborough and, should this Conservative town council be foolish enough to allow any urban sprawl, the characteristic nature of the village of Hildenborough would be lost for ever. It would become part of Tonbridge. The land of which the location forms a part is confirmed by the Green Party as a haven for wildlife- roe deer, barn and screech owls, swallows and birds of prey. My children enjoy spotting birds of prey and listening for owls at night and are very distressed to hear that TMBC would even consider the short sighted destruction of this landscape. Multiple mature trees and ponds which have been here for hundreds of years would be destroyed and protection against flooding lost. The land is currently used appropriately for agricultural purposes and it has been used in this way for decades. Its destruction would represent a loss of Kentish heritage.

There are many less attractive green and brown field sites on which to consider building in the Tonbridge area. Our local infrastructure in terms of bus network and proximity to the train station would not support new housing/ workplaces. There would be significant traffic impact with extension of already concerning traffic queues, overcrowding and adverse impact on our already significantly oversubscribed schools. We have 450 children boarding at a school in the vicinity with potential for adverse health impact for them and permanent residents should more pollution be introduced with the inevitable traffic this would create.

Please note additional impact on healthcare provision. The GP surgery in Hildenborough seems to be at capacity. I made an appointment today for something which is not an emergency but which has potential to be risky- the earliest appointment they could find was 3 weeks away. There is inadequate infrastructure to support new housing in Hildenborough.

Update re previous comment submitted. This should have read

Hildenborough segregation from Tonbridge

Hildenborough should NOT effectively be merged with Tonbridge - "anti-coalescence policy".

Site 59804 is of particular significance

1. Site IDs 59798, 59801, 59804 and 59835 have overlapping areas, and also overlap with site 59735 under the ward of Cage Geen, yet have numerous different assessment outcomes, which does not appear to be credible or logical.

2. For site IDs 59798, 59801, 59804 and 59835 (and others), the assessments need to take greater account of the impact of development of the land on human health (SA1), greenhouse gas emissions (SA10), and local air quality (SA12).

3. Horns Lodge Lane, which abuts site IDs 59798, 59801, 59804 and 59835, is widely used by walkers, dog walkers, horse riders and cyclists of all ages on a daily basis and as such plays an important role in supporting the physical and mental well-being of a wide cross-section of the local community. Development of these areas for residential and/or mixed use will significantly increase traffic, noise and local pollution with significant detriment to these current community benefits.

4. Site ID 59798, 59801, 59804 and 59835 assessments show minor positive outcomes for SA3, yet local schools are limited and already at maximum capacity. Hence additional development of these land areas will NOT improve educational attainment in their own right.

5. Development of site IDs 59798, 59801, 59804 and 59835 will result in the loss of vitally important local Green Belt, destroy or compromise woodland areas, and significantly increase local traffic with negative impact on congestion and local air quality.

6. A large oil pipeline which is essential to energy supplies in the wider region passes through the land in site IDs 59798, 59804 and 59835 and is understood to have protection orders preventing development of the land around and above it. This fact alone must significantly reduce the suitability of the areas for development.

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.

Comment noted

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.

42801985

Table 9 - List of
0 Sites -
Hildenborough

42538657

Table 9 - List of
0 Sites -
Hildenborough

42801025

Table 9 - List of
0 Sites -
Hildenborough

Hildenborough needs to maintain its identity from Tonbridge.

These sites all have their faults but of particular concern is the flood risk from development of sites 59615, 59692, 59656 and 59653 along either side of the low laying Stocks Green Road. Water has been diverted down from the railway line onto sites 59615 and 59692. A ditch runs the length of site 59692 that if not kept clear causes water to back up into the neighbouring gardens along Leigh Road and Stocks Green Road. KCC recently came to check the pipe they had installed to assist the drainage into the Hawden Stream. This ditch has been maintained by the residents in 15 Stocks Green for over 3 decades now. There are 4 large willow trees in a row which thrive due to the constant sodden ground and some neighbours have installed pumps in their gardens to prevent water ingress into their homes. There is a underground culvet that runs across this field and along the back of homes. We can see it but it is not on any plans.

This needs to be thoroughly investigated and the Flood Mapping tools cannot be relied upon for an accurate picture of this situation.

Site 59692 is also grazing land for sheep and has been used for hay production. We should be promoting land for this use. A barn owl is a constant dusk visitor as are the bats.

All brownfield sites must be used first. If such a development was required to expand the village of Hildenborough, then site 59808 (golf course) and 59688 (next to Oakhill development) must be given serious consideration above all other sites

HILDENBOROUGH PARISH COUNCIL'S COMMENTS ON PROPOSED SITES AFFECTING HILDENBOROUGH

Sites in isolated pockets and not considered suitable by the Parish Council as it does not meet the criteria set by the Council for development in the Parish. Sites are in the Metropolita Green Belt and which should not be impinged upon in these areas. Infrastructure would not support development on these sites:

59627, 59783, 59771, 59775, 59667

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

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

42812865

Table 9 - List of
0 Sites -
Hildenborough

38330977

Table 9 - List of
0 Sites -
Hildenborough

HILDENBOROUGH PARISH COUNCIL'S COMMENTS ON PROPOSED SITES AFFECTING HILDENBOROUGH

Sites in isolated pockets and not considered suitable by the Parish Council as it does not meet the criteria set by the Council for development in the Parish. Sites are in the Metropolitan Green Belt which should not be impinged upon in these areas. Infrastructure would not support development on these sites:

59627, 59783, 59771, 59775, 59667

Sites within the Green Belt which should not be developed in isolation as currently they are not adjacent to development and would require substantial infrastructure to be provided for their development:

59688, 59704, 59669, 59653, 59679

38330977
Table 9 - List of
0 Sites -
Hildenborough

Sites within the Green Belt which are adjacent to developed areas where significant infrastructure would be required to support it, as well as resulting in significant road congestion along the A227 which is already a black spot. Most importantly to Hildenborough development would not leave a green corridor between Hildenborough and Tonbridge:

59823, 59801, 59609, 59625, 59798, 59835, 59804, (59745 could affect the corridor between Tonbridge and Hildenborough)

Sites within the Green Belt which when placed together do adjoin the built up area but have significant infrastructure considerations as follows:

59615 and 59692 infill the area between the main rail line and the current built up area but will have implications for run off water into the Hawden Stream drainage system which is currently inadequate during periods of heavy rain. This results in flooding in the Brookmead area of foul water (last occasion 2 years ago when houses were narrowly averted from flooding with foul water and today when the road was flooded from the sewer). These areas are both currently within the Green Belt.

59656 - this is an important drainage area feeding into the Hawden Stream system via West Wood where steps to slow down the flow have been undertaken. Further run-off will contribute to additional water feeding into the Brookmead area. Under no circumstances should the

The main threat to Hildenborough is it becoming merged with Tonbridge and Site IDs 59835, 59798, 59625, 59609, 59804, 59745 and 59823 should be considered in bulk as to develop any of these will detrimentally affect the clear demarkation of the boundry of Hildenborough. Site IDs 59615, 59692, 59656 and 59653 present major drainage issues which require considerable undertanding on the costs to prevent the Brookmead estate flooding as all water courses feed into the Hawden Stream along both sides of the low lying Stocks Green Road. It has been brought to our attention that works on the railway embankment have affected the water run off direction towards site 59692 and onto Stocks Green Road's residents gardens and the road itself. Site ID 59808 presents over development of that area. Whilst the Oakhill development was Brownfield site and the plans were sympathetic to maintaining the open spaces, this new site is greenfield.

42795361
Table 9 - List of
0 Sites -
Hildenborough

Hildenborough is a village and its character and charm are within that. We need to maintain the Green Belt and preserve Hildenborough as an individual residential community.

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.

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42833697
Table 9 - List of
0 Sites -
Hildenborough

Sites 59615 and 59692 are thoroughly unsuited to development. Stocks Green Road is already prone to flooding (today in the rain it looked like a river). Adding another 86 houses to the only bit of green land at this end of Stocks Green Road would make the problem much worse!

Comments noted

1.3 Site 59775 – Land at Riding Farm

Location and surroundings

1.3.1 The submission site comprises a circa 0.5 Ha of previously developed and still in use Land at Riding Farm within the outskirts of Hildenborough. The site is currently used for leisure purposes, with an equestrian centre located south of the plot. The existing plot is a stable complex with a wooded area to the north of the plot.

1.3.2 The site is situated just off Riding Lane to the west and is a logical development plot utilising previously developed land. The site has access to an existing bridleway and footpath, but there is no pedestrian footway along the roadside that connects the site to the nearest village – Hildenborough.

1.3.3 In terms of accessibility, the site is located near to the A21 which is the main vehicular route to the area running to Tonbridge and connecting the local area of Hildenborough to the M25 to the north and Hastings via Tunbridge Wells to the south.

1.3.4 Hildenborough benefits from a train station located a short 5-drive from the site, with regular services on the Southeastern Railway service, which travels to London in half an hour and Tunbridge Wells in just under twenty minutes. Hildenborough benefits from frequent bus services to Paddock Wood, Tonbridge, and Sevenoaks with multiple stops in between. It also includes many local amenities including a primary school, a couple of small grocery stores, community facilities and a range of independent shops and restaurants and employment opportunities.

1.3.5 In terms of high-level constraints, the site is located within the Metropolitan Green Belt 'MGB' and lies just outside an Area of Outstanding Natural Beauty 'AONB'. The proposal would seek to re-use previously developed land to maintain and preserve the landscape surrounding the site, with the intention of enhancing the setting for the Grade II Listed building located opposite the entrance to the site in accordance with Paragraphs 199-202 of the NPPF. There would be limited impact to the listed buildings within the area due to well-screened vegetation and other development boundaries.

1.3.6 The site is located entirely within Flood Zone 1 (least likely zone to flood) and considering wider constraints, there are no known constraints that would adversely impact upon delivery. There is a pond located in the north-western corner and most of the site is screened by trees and landscaping.

1.3.7 In summary, the site has the potential to provide circa 10 dwellings that would add towards meeting the borough needs. The north end of the site is covered in woodland so logical and careful planning to maintain the same amount of biodiversity and greenery will be needed. The existing vegetation represents a visual and ecological asset that can be incorporated and added to within the site layout as part of a landscape-led scheme.

[59771]

1.3.1 The submission site comprises circa 3.2 Ha of former nursery land on the outskirts of Hildenborough. The site is currently closed but retains a series of buildings and polytunnel structures.

1.3.2 The site is situated off Coldharbour Lane to the south east and is a logical development utilising redundant developed land.

1.3.3 In terms of accessibility, the site is located near to the A21 which is the main vehicular route to the area running to Tonbridge and connecting the local area of Hildenborough to the M25 to the north and Hastings via Tunbridge Wells to the south.

1.3.4 Hildenborough benefits from a train station located a short 5-drive from the site, with regular services on the Southeastern Railway service, which travels to London in half an hour and Tunbridge Wells in just under twenty minutes. Hildenborough benefits from frequent bus services to Paddock Wood, Tonbridge, and Sevenoaks with multiple stops in between. It also includes local amenities including a primary school, a couple of small grocery stores, community facilities and a range of independent shops and restaurants and employment opportunities.

1.3.5 In terms of high-level constraints, the site is located within the Metropolitan Green Belt 'MGB' and lies outside an Area of Outstanding Natural Beauty 'AONB'. However, the proposal would seek to re-use developed land to maintain and preserve the landscape surrounding the site.

1.3.6 The sensitive development would also enhance the setting for the Grade II Listed St Raphael Medical centre located opposite the entrance.

1.3.7 The site is located entirely within Flood Zone 1 (least likely zone to flood) and considering wider constraints, there are no known constraints that would adversely impact upon delivery.

1.3.8 In summary, the site has the potential to provide circa 10 to 20 new homes that would add towards meeting the borough needs and represents a better alternative to greenfield green belt release.

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. Infrastructure requirements will be reflected within the Infrastructure Delivery Plan.

43311521 25240577 Table 9 - List of Sites - Hildenborough

43487649 25240577 Table 9 - List of Sites - Hildenborough

[59688]

3 SITE SUBMISSION PROFILE

Hilden Golf Centre

43629217 Table 9 - List of 0 Sites - Hildenborough Hilden Golf Centre and sports facility is located in Hildenborough and is presents the opportunity for a sustainable transport led development. Hildenborough Station is located in the immediate northwest, and this is operated by Southeastern providing regular services to London Charing Cross, Tunbridge Wells and Hastings. Hildenborough is accessible to the east of the site. Development at this location will support the Council's sustainability and climate change objectives.

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

The site is currently used as a golf centre and sports facility. The site is triangular in form and is enclosed to the south by Stocks Green Road (B207), to the north by a trainline and to the west by Rings Hill.

[59656]

This representation is prepared on behalf of Billings Group in response to the Tonbridge and Malling Borough Council (TMBC) Local Plan (Regulation 18) consultation which closes 3rd November 2022.

43745089 25240577 Table 9 - List of Sites - Hildenborough We understand that TMBC is in the process of preparing a new Local Plan to set out a strategy for development for the period to 2040, and that the Council is asking for views on principles that should determine where these homes should be built, and how it can deliver infrastructure improvements across Tonbridge and Malling. Our client controls 'Land South of Tonbridge Road and North of Stocks Green Road, Hildenborough (Site 59656)' which we believe represents a suitable and sustainable future housing location with capacity of up to 150 dwellings. Within the sections below we provide a detailed response to the questions being posed by the Council within the consultation document before outlining further how we consider our site fits within the spatial options being considered.

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

[59656]

Q.1. Which elements should feature in the vision for the borough in 2040?

The consultation document asks respondents to comment on the extent to which the following objectives should form part of the strategic vision for the plan:

- (1) A place where the range of housing needs are being met in full and affordability is much improved.
- (2) A place where there are plentiful jobs opportunities, both within the rural and urban economies, to meet the needs of local communities.
- (3) A place with well-designed, accessible, homes and neighbourhoods that are safe, legible, energy efficient and respect the local character.
- (4) A place where people and communities are connected digitally in an effective and reliable way.
- (5) A place where biodiversity thrives alongside communities.
- (6) A place where landscapes and open countryside are respected and can be easily accessed and enjoyed.
- (7) A place where there are plentiful opportunities to enjoy the borough safely and healthily by cycling and walking.

Comments noited

43745089 25240577 Table 9 - List of Sites - Hildenborough

By way of a response, all seven objectives are of importance and should be reflected within the vision. Nevertheless, we question the validity of inferring that there is a matter of choice about the delivery of housing and economic needs.

As outlined within the consultation document, there is a need to identify enough sites to deliver 15,941 new homes at an average of 839 homes each year. This target is not an arbitrary Government top down target, and instead is based on the Government's standard methodology and directly corresponds to the borough's established population, affordability and future needs. Accordingly, creating a place where the range of housing needs are being met in full, and improved should, be clearly explained to be a mandatory requirement – it is the manner in which it is achieved that should be subject to more open questions to the public.

In respect of the wider objectives, these are appropriate but highly generic. We consider they should be more explicit and linked to the objectives of a development plan and so should be amended as follows:

- (1) A place where there are a wide range of jobs opportunities, both within the rural and urban economies, to meet the current and future

[59656]

Location and surroundings

The submission site comprises a circa 12 Ha of Land South of Tonbridge Road and North of Stocks Green Road which lies within Hildenborough village centre, immediately adjoining the existing built-up area via Tonbridge Road. The site currently comprises open land with clusters of woodland across the southern area of the site.

The site is situated between the south of the B245 'Tonbridge Road' and north of the B2027 'Stocks Green Road' and forms a logical extension to the centre of Hildenborough village, with an existing pedestrian footway connection from the site access to the settlement edge with plans to provide an alternative pedestrian footpath route running adjacent to Tonbridge Road.

Hildenborough is a village with many local amenities including a primary school a couple of small grocery stores, community facilities and a range of independent shops and restaurants and employment opportunities.

In terms of accessibility, the A21 is the main vehicular route to the village running to Tonbridge and connecting the village to the M25 to the north and Hastings via Tunbridge Wells to the south.

Hildenborough benefits from a train station located a short drive from the proposed site, with regular services on the Southeastern Railway service, which travels to London in half an hour and Tunbridge Wells in just under twenty minutes. Hildenborough benefits from frequent bus services to Paddock Wood, Tonbridge, and Sevenoaks with multiple stops in between.

In terms of high-level constraints, the site is located within the Metropolitan Green Belt 'MGB' and lies just outside an Area of Outstanding Natural Beauty 'AONB'. The site falls to the immediate south and partially within the identified Hildenborough Conservation Area. The proposal would seek to preserve and enhance through thinning of existing and new planting, the green edge of the site adjacent to Tonbridge Road in accordance with Paragraphs 199-202 of the NPPF. A new access would be explored on the Tonbridge Road adjacent to the existing drive to Chequers Farm to minimise erosion of the existing street scene and to ensure no spacing conflicts with existing junctions.

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.

43745089 25240577 Table 9 - List of Sites - Hildenborough

In Appendix 6 Sustainability of sites

On page 115 of the appendix, for Strategic Land Availability Assessment SLAA Site 195 North of Lower Haysden, Tonbridge the comments by SA Objective: 'To protect and improve air quality' are as follows:

The site is not located within any AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in Tonbridge High Street however vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.

On page 186 of the appendix, for SLAA Site 266 Fishpond Farm Lower Haysden Lane, Tonbridge, and on page 289 of The Strategic Land Availability Assessment, for SLAA Site 393 Manor Farm Upper Haysden Lane the comments by SA Objective: 'To protect and improve air quality' are as follows:

The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the Tonbridge High Street AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.

On page 277 of the appendix, for SLAA Site 385 Depot, Upper Haysden Lane, Tonbridge the comments by SA Objective: 'To protect and improve air quality' are as follows:

The site is not located within or in close proximity to any AQMAs.

This site does have the potential to increase vehicle flows through the Tonbridge High Street AQMA.

Improved emission performance is not quantified in any way and is thus left as a loose aspiration for its contribution to reducing vehicle emissions and background concentrations Tyre and brake wear will continue to have a negative impact on air quality by putting particulates into the air. The use of electric vehicles will always involve tyre and brake wear and thus be a part of this negative impact. The rate of increase

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. The council is also undertaking some detailed transport and highways modelling which will test the outcomes of spatial strategy options.

25296065 Table 9 - List of 0 Sites - Hildenborough

25333345 Table 9 - List of 0 Sites - Hildenborough

Site 59804

Flood Risk Comments: The site is bisected by a watercourse and area of FZ3. Development should be restricted areas of FZ1

Comments noted. The site specific flooding matters raised for site 59804 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.

25406913 25406817 Table 9 - List of 0 Sites - Hildenborough

[59804]

Additional supporting information submitted in the form of 2 technical reports

Please see R1764

Comment noted

Site [59615] - Goldings Yard, Stocks Green Road [EXECUTIVE SUMMARY]

This representation is provided by Fernham Homes Ltd in response to the Tonbridge and Malling Borough Council (TMBC) Regulation 18 consultation on the emerging Local Plan.

Fernham Homes are a local SME housebuilder with a track record for delivering high quality residential development, at pace.

Goldings Yard, Stocks Green Road, Hilden Park (TMBC reference 59615) is located adjacent to Hilden Park, Tonbridge and Hildenborough, a rural service centre. TMBC has – in its previous (and now withdrawn Local Plan, when there was a lower housing need than present) accepted this locale (the site immediately located to the east) as suitable for Green Belt release to deliver housing.

Fernham Homes consider that Goldings Yard represents a suitable, available and deliverable site which should be included as an allocation. This is demonstrated in Section 25 of these representations, with information provided in relation to its (aside from Green Belt designation) relatively unconstrained nature, strong sustainability credentials and pedestrian connectivity, and ability to achieve safe and appropriate vehicular access. An indicative layout is shown that demonstrates the ability to deliver approximately 65 – 75 dwellings on the site as part of a high quality development.

The representations set out:

- there is an acute affordability issue in Tonbridge and Malling Borough, and there has been significant under delivery, and there is a significant undersupply, of both market and affordable housing in both the borough and – particularly – the West Kent Housing Market Area. Delivering housing to address these affordability and related issues must be the key priority for the Local Plan.

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. The council is producing new evidence in relation to the constraints to development and implications for housing delivery and targets.

44459553

Table 9 - List of
0 Sites -
Hildenborough

Site [59615] - Goldings Yard, Stocks Green Road, Hilden Park [INTRODUCTION]

Tonbridge and Malling Borough Council (TMBC) is consulting under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 on its emerging borough wide Local Plan (hereafter referred to as the Reg 18 LP), and as such is inviting representations “about what a local plan with that subject ought to contain”. It is also consulting on the associated and Interim Sustainability Appraisal (ISA).

There is, inevitably, significant overlap between the Reg 18 LP and the ISA. Accordingly, this representation has been submitted to both consultations. The representation is structured as follows:

- Section 2.0 provides background to Fernham Homes Ltd, a local small and medium sized (SME) housebuilder;
- Sections 3.0 – 24 addresses the questions posed in the Reg 18 LP, and where relevant refers to the evidence base and supporting ISA. Where a response is not provided, Fernham Homes does not have a specific comment on that question;
- Section 5.0 provides further detail on the site Goldings Yard, Stocks Green Road, Hilden Park (TMBC reference 59615) which Fernham Homes are promoting through the Local Plan, and again refers to the supporting ISA where relevant.

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.

44459553

Table 9 - List of
0 Sites -
Hildenborough

Goldings Yard, Stocks Green Road, Hilden Park

For the reasons set out in this representation Goldings Yard is considered suitable for residential development. The site is close, and has direct pedestrian links, to the urban area of Tonbridge and the rural service centre (RSC) of Hildenborough and would form a natural and logical extension to Hilden Park. It is in close proximity to Hildenborough station, together with the services and other public transport and active travel opportunities in those settlements. TMBC previously considered that the location was suitable for residential development through the proposed allocation of the adjacent site – to the east - in the January 2019 LP under Policy LP25 X: Housing Allocations Land at Stocks Green Road, Hildenborough for 105 dwellings. The housing need requirement for the January 2019 LP was 696 dwellings per annum (dpa), some 20.5% lower than the housing need requirement as set out in the current Reg 18 LP of 839 dpa.

The provision of residential development at this site would make a positive contribution to the housing land supply for the borough, for both market and local needs affordable housing, which is tantamount to the exceptional circumstances needed to justify the proposal site being developed within the Metropolitan Green Belt.

Site [59615] - Availability, Suitability, and Deliverability of Goldings Yard, Stocks Green Road, Hilden Park [INCLUDES SITE CONTEXT AND ANALYSIS, AN OPPORTUNITIES AND CONSTRAINTS PLAN, A VEHICULAR ACCESS PLAN, A CONCEPT MASTERPLAN AND INDICATIVE LAYOUT]

The following provides further information on the above, explaining why Fernham Homes considers that the land should be included as a future housing allocation in the Reg 19 LP (or if TMBC decides to include an additional stage in its plan making process – the Reg 18 draft Local Plan).

It clearly demonstrates the location of the site relative to Hilden Park, Tonbridge and Hildenborough (both upper tier settlements), and the adjacent site TMBC reference 59692.

The latter was previously allocated in the January 2019 LP under Policy LP25 X: Housing Allocations Land at Stocks Green Road, Hildenborough for 105 dwellings indicating TMBC's recognition of the suitability of this location for residential development. It also shows the considerable services and facilities within close proximity to the site, and the fact that there are PROWs and pavements (along the northern side of Stocks Green Road) which provide direct connections to both settlements and bus stops located on key roads, and the close location of Hildenborough Station.

The site is in the Green Belt: the exceptional circumstances for Green Belt release have been set out elsewhere in this document.

The Opportunities and Constraints plan indicates that with the exception of the Green Belt designation, the site is relatively unconstrained:

- there is a relatively shallow and consistent fall from south to north, which will facilitate the provision of residential development without substantial retaining structures, whilst still allowing for "gravity led" drainage – a key consideration in the deliverability of sites.
- there will be a natural set back from the railway forming a landscape buffer, which will be sufficient to address any noise from this source;
- a native hedge – as exists at present – can be located on the frontage, with a pedestrian access running (within the site) parallel to this, whereby it would exit onto Stocks Green Road to provide a crossing point to the pavement on the northern side of the Stocks Green Road, together with access to the existing PROWs;
- designated heritage assets (chiefly the Listed railway bridge) are somewhat distant from the site, with intervening existing residences;
- Stocks Green Road and the railway would be readily recognised and permanent boundaries that would define a new outer edge of the Green Belt, following the release of the site from the Green Belt.

A vehicular access plan is also provided which demonstrates that safe and suitable vehicular access can be taken to the site. It also [59808]

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.

44459553

Table 9 - List of
0 Sites -
Hildenborough

42807617

Table 9 - List of
0 Sites -
Hildenborough Additional supporting information submitted in the form of various technical reports
Please see file R1694

Comment noted

[59808]

Other Matters

An updated high level Flood Risk Assessment (FRA) carried out by WSP (Appendix 8) confirms that the site is entirely located within Flood Zone 1 meaning it is at the lowest risk of flooding. A modest existing surface water drainage area is located within the south western corner of the proposed site. This, however, would not be a constraint to development, with the potential to provide compensatory drainage and use sustainable drainage within any future development, together with minor ground work modelling, to ensure that surface water is appropriately managed. There are no source protection zones within the site based on Environment Agency mapping.

As referred to by EDP's Ecological Technical Note (Appendix 9), the site is not subject to any statutory or non-statutory nature designations and in similarity to land associated with application 20/02245/FL, predominately contains semi-improved grassland. Existing woodland belts would be retained to the field boundaries, other than the creation of access, with the southernmost woodland adjoining Tonbridge Road, requiring active management to remove both invasive and non-native species, and trees of a poor health condition. An appropriate 15m off-set can be achieved in the layout to safeguard Ancient Woodland on the northern boundary, while opportunities exist for ecological mitigation, enhancement, biodiversity and net gain on or off site (with the land to the north of Oakhill House retained as an open landscape in the Green Belt).

The Archaeological Statement and Built Heritage Statement submitted as part of application 20/02245/FL notes the absence of any heritage constraints within the site. Existing vegetation would further limit visibility between the site and existing heritage assets. With the closest being the Grade II listed Oakhill House, the site would be no nearer than the approved Oakhill House development, with intervening vegetation in between. An uncertain significant negative score, within the SA is therefore overly precautionary. Despite the uncertain significant negative score of the SA in association with agricultural land quality, the site is not currently in a productive agricultural use and is landlocked without direct access, other than through Berkeley's wider Oakhill House estate, via third party land or the creation of an access onto Woodfield Avenue or Tonbridge Road, as part of a development. Due to known soil conditions within the Oakhill House development site, the majority of the site is also expected to be of a moderate quality in Subgrade 3.

Overall

Tonbridge and Malling Borough Council (TMBC) is a heavily constrained Borough with nearly three quarters of the Borough covered by the Metropolitan Green Belt in addition to areas demarked as 'Strategic Gaps' Tonbridge for which Hilden Park forms part of is the largest

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.

42807617

Table 9 - List of
0 Sites -
Hildenborough

Site [59669] - Land South of Noble Tree Road, Hildenborough [INCLUDES: LOCATION PLAN; VISION DOCUMENT; WIDER CONTEXT PLAN; TRANSPORT STRATEGY; HERITAGE TECHNICAL NOTE; ACOUSTICS ASSESSMENT; DRAINAGE STRATEGY; PRELIMINARY ECOLOGICAL APPRAISAL; AND OUTLINE ACOUSTIC CONSTRAINTS REPORT]

Site Location

Land South of Noble Tree Road comprises four field parcels formerly in agricultural / pastoral / equine use. The field parcels are separated by established tree belts which also enclose the site. Access to the site is presently achieved from the north, via Noble Tree Road, with the site also being bound by the Rings Hill and the Watt Cross Junction.

With respect to its wider context, Hildenborough Railway Station and the South Eastern Mainline Railway lies immediate to the south, beyond which lies the Hilden Park Golf Club. The Philpots Allotments is located to the west of Rings Hill, which then adjoins the Tonbridge Bypass (A21). To the north there are a small number of residential dwellings, alongside areas of farmland and woodland.

To the east of the site lie the Fosse Bank and the Sackville schools, with the current built extent of Hildenborough thereafter being located mainly to the north of Tonbridge Road (B245). The post-war Hilden Park development and the suburbs of Tonbridge extend further to the south east, beyond Leigh Road.

It is notable that virtually all the land within the area located to the east of the site and north of Tonbridge Road, has been promoted for residential development via the call for sites process. A planning application for residential development was also recently submitted on land to the south of the Fosse Bank School (Ref. 21/02831/FL). Whilst this was withdrawn, we are led to understand that a revised submission is to occur in the near future.

As such, and as noted in subsequent sections of these representations, there is potential for significant growth to occur in the form of a planned urban expansion of Hildenborough. For reference, this wider area is identified at Appendix 3.

Local Services and Accessibility

The site is proximate to a range of local services listed below. These are all within either a less than 5-minute walk or a 5 to 10-minute walk of the site. They are accessible via existing pedestrian footways along Noble Tree Road and Rings Hill as well as local bus services.

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.

42271969 42271649 Table 9 - List of Sites - Hildenborough

Site [59669] - Land South of Noble Tree Road, Hildenborough - [INCLUDES: LOCATION PLAN; VISION DOCUMENT; WIDER CONTEXT PLAN; TRANSPORT STRATEGY; HERITAGE TECHNICAL NOTE; ACOUSTICS ASSESSMENT; DRAINAGE STRATEGY; PRELIMINARY ECOLOGICAL APPRAISAL; AND OUTLINE ACOUSTIC CONSTRAINTS REPORT]

Background

These representations have been prepared by Boyer, in response to the current Tonbridge & Malling Borough Council ('TMBC') 'Local Plan 2040 Regulation 18' consultation, which runs until 03 November 2022.

Boyer has been appointed by Vistry Group ('Vistry') to prepare representations and comment on the Local Plan Regulation 18 Document (the 'Consultation Document'), and the associated evidence base. Vistry's interests in the emerging Local Plan pertain in particular to their ongoing promotion of Land South of Noble Tree Road, Hildenborough ('the site').

42271969 42271649 Table 9 - List of Sites - Hildenborough

The site lies to the west of Hildenborough and is located to the south of Noble Tree Road, and to the east of Rings Hill. The site lies to the west of the Fosse Bank School, on land immediately north of Hildenborough Railway Station and the South Eastern Main Line railway. A Location Plan is provided at Appendix 1.

Vistry are promoting the site for a high-quality residential development, based around a key 'transport-node'. Future residents living at the site will benefit from immediately accessible and very regular train services to Tunbridge Wells and London Charing Cross, as well as several high-frequency bus routes. The development would therefore promote the use of public transport for both commuting and access to services. This will support modal shift, as a key response to climate change and the move towards 'net zero carbon' growth.

To confirm deliverability, several initial technical reports, surveys and plans have been prepared, and are appended to this submission. These consider the site's constraints and opportunities and identify the accessibility of new development to existing local services at Hildenborough. Respectively, the following appendices are included:

- Location Plan (Appendix 1);
- Vision Document (Appendix 2);
- Wider Context Plan (Appendix 3);
- Transport Strategy (Appendix 4).

I wish to make the following comments on a number of the sites proposed for inclusion in the local plan:

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.

45739713 Table 9 - List of 0 Sites - Hildenborough

Site 59609
 Refuse on basis of Green Belt
 Outside the confines of West Malling Countryside
 Loss of agricultural land
 Height restriction beneath Sandy Lane railway bridge
 Quiet Lane status of Fatherwell Road
 Traffic in restricted West Street

Comments noted

38330977 Table 9 - List of 0 Sites - Hildenborough

see response to question 8

Noted

42824833 Table 9 - List of 0 Sites - Hildenborough

Hildenborough should retain its village status, whilst contributing to the housing target by focusing on identifying development areas which sit next to existing residential homes. The current infrastructure is inadequate for doctors, water run off and parking. The Fidelity development will already challenge our services and infrastructure so future developments must consider these areas carefully and provide upgraded service ahead of any further developments.

Comments noted

I am concerned about the number of green field sites in Hildenborough being added to the local plan. Should any of these be accepted let alone be given planning permission it will completely overrun all amenities in the area. Schools/doctors/drainage/ flooding etc. will not cope.

42507201

Table 9 - List of
0 Sites -
Hildenborough

I live in Stocks Green Road and the fields that have been applied mention the distance from the station. There is no footpath or street lighting along the road and it is extremely dangerous to try to walk as vehicles speed past at excessive speeds on quite a narrow road. Any development will lead to increased traffic. It also mentions a bus service but there is no bus service along this road and a very limited service along the London Road. These comments are completely misleading.

We already have the development at Oakhill House plus the development of the nursing/care home where the Volvo garage was. These two developments will put extreme pressure on the services already mentioned. I know the requirements for new housing but these sites are on green field and there are plenty of brown field sites that can be used first. Hildenborough will just become an extension of Tonbridge.

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.