

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC response
			<p>REPRESENTATION IN "COPIES FOR LUC" FOLDER]</p> <p>LAND EAST OF PLATT INDUSTRIAL ESTATE</p> <p>This section provides an overview of the Site at Land East of Platt Industrial East, identifying it as a suitable, available and deliverable location which can contribute towards meeting the Borough's growth needs (either alone or as an extension to Borough Green Gardens) as part of the emerging Local Plan.</p> <p>i) Borough Green and St Mary's Platt The Site is located to the east of the village of Borough Green and to the north of St Mary's Platt with good, existing, vehicular, pedestrian and cycle links between the Site and the services and facilities available in both locations.</p> <p>Whilst being identified as separate settlements in the hierarchy, Borough Green and St Mary's Platt are conjoined with the cores of each settlement being within circa. 1.5km of each other with direct pedestrian connectivity.</p> <p>Borough Green is identified in the adopted Core Strategy (2007) as a Rural Service Centre where a reasonable range of services exist or are easily accessible, including retail provision, health services, education facilities and public transport. The Reg 18 LP continues to identify Borough Green as a Rural Service Centre, albeit we question this as previously noted.</p>	
44819617	42821281	Table 9 - List of Sites - Borough Green and Long Mill	<p>St Mary's Platt is identified as a 'Rural Settlement' in the Core Strategy and 'Other Rural Settlement' in the Reg 18 LP. We do not believe this correctly reflects the services and facilities available locally (including in Borough Green) as previously noted.</p> <p>Borough Green and St Mary's Platt are very well served by a range of services and facilities, including a large</p>	<p>Noted. The site specific matters raised and points showing the suitability of the site for development and potential development uses relating to site 59822 will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>

In formulating their Local Plans, Councils are required to show that they have considered in detail the impacts of their proposals on the local environment and, more specifically, that they have considered the position of the fauna and flora in the area concerned. I can find no real evidence that such a process has taken place. I am an amateur ornithologist and zoologist of many years standing. Having lived in [place] for more than a quarter of a century I have been able to observe trends in animal populations in the area. In the following paragraphs I have selected several species of animals certain to be affected by TMBC's proposals, to illustrate how the Council fails to demonstrate proper consideration of this matter.

Birds

Red Kite (*Mi/vus mi/vus*): A common city street bird in medieval times, by the late twentieth century the Red Kite's population in the UK had been reduced to a few pairs isolated in rural Wales. It was completely absent elsewhere. Its reintroduction to a number of sites throughout the UK and its subsequent breeding success in areas such as the Chiltern Hills have meant that it has now recolonised areas where it was completely absent. It is now a regular sight on the North Downs near Borough Green and on the flatter land at the foot of the Downs. The habitat mix of open downland, pasture, hedgerows and woodland suits Kites perfectly.

Common Buzzard (*Buteo buteo*): Despite its name, the Buzzard is not common in southeastern England, but it has slowly and steadily spread from its strongholds in western counties and is now a regular if sparse breeder in our area. I see it regularly from my garden in Borough Green. It is a tree nester and breeds in mixed woodland and the mix of woodland, downland, hedgerows and pastureland which we have in the area under discussion is again perfect.

Hobby (*Falco subbuteo*): Whereas the Red Kite and the Buzzard are residents or partial migrants, Hobbies are summer visitors. Whether they are actually breeding in the area under discussion is unclear, but they are known to breed not far away in Kent and Sussex where habitat is suitable. The area under discussion is undoubtedly suitable and I have seen Hobbies in small numbers in this area over many years. They are raptors which feed partly on large insect prey such as dragonflies and the larger beetles. Beetles such as Cockchafers and Stag Beetles are present in good numbers in this area, but require suitable habitat. Both of these beetles breed in my own garden where extensive grass and rotting wood are available to them.

Where the Hobby is a relatively rare falcon, the Kestrel (*Falco tinnuncu/us*) and the Sparrowhawk (*Accipiter*

Noted. Matters raised including wildlife considerations (birds, mammals and amphibians) will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

45110625

ASSESSMENT REVIEW; AND A TRANSPORT INITIAL BASELINE STUDY REVIEW]

This section provides an overview of the proposals for Borough Green Gardens, re-confirming this as a suitable, available and deliverable site which can make a substantial contribution towards meeting the Borough's growth needs as part of the emerging Local Plan.

i) Borough Green

Borough Green is identified in the adopted Core Strategy (2007) as a Rural Service Centre where a reasonable range of services exist or are easily accessible, including retail provision, health services, education facilities and public transport.

The Reg 18 LP continues to identify the village as a Rural Service Centre, albeit as note in Section 3, we consider there to be potential justification for it to be considered an Urban Area at the top of the hierarchy alongside other locations such as Snodland.

The village is well served by a range of services and facilities, including a large medical practice, dental surgery, 3no. pubs, cafes, restaurants and take-aways, and a variety of retail premises including a Sainsbury's Local, Co-op food store, a butchers and a bakers. As well as a Village Hall, Spa and Health Club, a recreational ground and children's play facilities.

There are numerous employment opportunities in and around Borough Green, including those associated with existing mineral extraction operations, H+H Celcon, Hornet Business Estate, Platt Industrial Estate and Bourne Enterprise Centre.

The village also has good access to education establishments with 2no. primary schools, one in the centre of Borough Green and another to the east (Platt CoE Primary School), Wrotham School (secondary) and Grange Park School (SEND for children and young people with an Autism Spectrum Condition).

Noted. The site specific matters raised and comments showing the suitability of the site for development and including summaries of technical work on Transport, Landscape/AONB Assessment, Geo-Environmental, Drainage, Ecology, Archaeology, and Air Quality. relating to site 59830 will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List of Sites - Borough Green and Long Mill

42821345

42821281

I live in [area], an area surrounded by countryside, countryside that is protected by greenbelt. Laws have been passed to prevent building on greenbelt unless there are exceptional circumstances. In this case there appear to be none. The development proposed will destroy the land, increase pollution, put huge strains on services and cause congestion.

Greenbelt land is set aside and protected. It is not supposed to be used for development unless there are exceptional circumstances. There are DEFINITELY NOT exceptional circumstances here which would allow for homes to be built. The area is set in and alongside AONB. Development will detrimentally effect that. The area has listed properties which are protected from developments such as these- the impact would be severely detrimental. Their outlook would be dramatically effected and this is protected by law.

Access to the site is totally impractical for a development of that size. From either direction there are narrow country lanes with limited passing points. Lorries, builders vans and other heavy vehicles are not suited to constant use of these lanes- the lanes were not built for that. Verges will be destroyed- already on normal days traffic causes damage to hedges, posts etc as cars, vans, lorries attempt to squeeze past each other. Road rage is a dangerous thing but is experienced by drivers in the area who have no patience for the lanes. Our drive was used as a passing point during a recent closure of the A25- the width of the drive and the lack of other passing areas in the lane meant that traffic congregated on our drive during standstills! The result of this was the drive had to be re-laid (paid for by Southern Water who had closed the main road and allowed heavy goods traffic to divert down [road name]. Even one bin lorry a week causes congestion!

Noted. The site specific matters raised including green belt, site access, and road congestion, relating to site 59703 will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45946817	Table 9 - List of Sites - Borough Green and 0 Long Mill	TMBC have approved planning applications that cover 4000 homes in our Borough. Land is available, planning has been approved yet property is not being built. These developers should be approached. There are no exceptional circumstances to build on greenbelt. It has also been found that a further 11,700 homes could be built on non greenbelt land in the Borough. Land
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Greenbelt land is set aside and protected. It is not supposed to be used for development unless there are exceptional circumstances. There are DEFINITELY NOT exceptional circumstances here which would allow for homes to be built. The area is set in and alongside AONB. Development will detrimentally effect that. The impact on nearby properties would be severely detrimental. Their outlook would be dramatically effected. The area is within a designated area, it is at risk of flooding and already services cannot cope with supplying existing residents.

Access to the site is totally impractical for a development of that size. Lorries, builders vans and other heavy vehicles will destroy the area and provide constant noise and disruption. Green space will be destroyed- a huge mental and physical impact on health.

TMBC have approved planning applications that cover 4000 homes in our Borough. Land is available, planning has been approved yet property is not being built. These developers should be approached. There are no exceptional circumstances to build on greenbelt.

It has also been found that a further 11,700 homes could be built on non greenbelt land in the Borough. Land which is NOT greenbelt. The argument stands. There are no exceptional circumstances to build here.

Currently there are approximately 400,000 empty homes across the UK. These are homes that could and should be put to use- 400,000! No lawful, exceptional reason to build on greenbelt! Planners need to be more creative in their schemes. Presumably mass housing on such a scale as the one proposed would be cheaper- get

Noted. The site specific matters raised including green belt, site access, and road congestion, relating to sites 59632, 59822, 59717, 59737 will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List of Sites - Borough Green and 0 Long Mill

45946817

Dear Planning Policy Team, Tonbridge and Malling Borough Council.

I have been asked by my client, [name] of [address] to comment on and object to the designation of Site Reference 59737 at [Address]

The site allocation has been made in relation to the recommended Local Plan Review September 2022. My client is concerned that the designation of the site to accommodate up to 56 new homes is unsuitable for development. It would constitute development in the green belt which would be contrary to national and local policy. It would be unsustainable development in that it would have poor passenger transport accessibility and would be outside of a local settlement boundary. It would urbanise the character of an otherwise rural area and would harm existing protected trees and established biodiversity.

SITE DESCRIPTION

My clients reside in a [property] at the end of an unmade road known as [road name] which joins the [road name] east of the village of Platt and more than a mile from the centre of [place]. [road name] provides access to [property name] to the northeast and to just one other house: [property name]. The land to the south, north and east of my client's property is exclusively mature wood land to [road name] to the south and [road name] to the east. No other uses are apparent. While there is a key arterial road and a railway to the north, the spatial layout and development grain of the area demonstrates that the property, [property name] and the neighbouring [property name] are rural in character. The site is outside of a designated settlement and is located within the Metropolitan Green Belt. The site does not demonstrate any sustainable development

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

Table 9 - List  
of Sites -  
Borough  
Green and  
42715425 42715393 Long Mill

countryside. This would be highly degrading and visually, significantly impactful on the landscape. The loss of trees, the formation of circulation, parking and access would be distinctly negative. Much more so than the Council's view that this would be a minor negative impact.

Site objective 7: To protect and enhance the cultural heritage resources.

A heritage asset is located within 250 m of the site. Development of this size, character and nature would be a significant intervention into the existing urban and rural townscape and landscape and would harm the setting of the assets.

Site objective 8: To protect and enhance the quality of water features and resources

Further justification work will be required to explore the potential of this site in relation to water supply and flood risk. There is a concern that existing topography profile, the redevelopment of green land and the requirement to facilitate the movement of surface water run off and discharge in a sustainable way may result in harm to existing property and persons on adjoining sites.

Site objective 9: To conserve and enhance soil resources and guard against land contamination

The site is a farm and with the exception of a small number of buildings and unmade accesses, is virgin green field land that retains an agricultural potential. The Council recognises that the land is high quality agricultural land. A presumption to protect this land for the purposes of sustainable use of rural landscapes should be paramount and this is reflected in the Council's negative assessment in this regard.

Site objective 10: To reduce greenhouse gas emissions to minimise climate change

Development of this site will need to encapsulate significant climate change considerations in relation to the provision of renewables, net zero construction methods, thermal properties, EV charging, domestic micro regeneration and local procurement through construction. Construction work will give rise to significant impacts and appropriate vehicle logistics may be constrained by the presence of a height restriction. Robust policies tested comprehensively by the Inspector(s) in relation to climate change need to be implemented to ensure that development is compliant. The site is not sustainably located. It is beyond the settlement boundary and any journey to relevant essential facilities, convenience retailing and employment will likely require a car journey. There are bus stops located in close proximity, however with 6 to 7 services during the course of the day, provide little choice, flexibility or reasonable alternatives to car travel.

I am writing with regard to the proposed development in Potash Lane Platt, Site 59617 and 59703.

As owner/occupier of [address redacted], please take notice that I will be strongly opposed to any such development for the following reasons:

The proposed development is outside the village envelope and in the Green Belt.

The roads are often congested making access to an elderly and vulnerable neighbourhood difficult, if not sometimes impossible - in particular, when commuters and delivery vans use the country lanes as shortcuts. HGV access is also difficult and many HGVs get stuck, leading to the roads being closed for several hours.

There is a distinct lack of parking in the area and some residents are forced to park in the roads. Any further traffic/parking will make the flow of traffic impossible.

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

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42715425 42715393 Table 9 - List of Sites - Borough Green and Long Mill

45623329 Table 9 - List of Sites - Borough Green and 0 Long Mill

30 October 2022

TMBC Local Plan Reg 18 Consultation: Sites:

- \* Borough Green Garden Village (59830)
- \* Gracelands (59720)
- \* Gracelands (59871)
- \* Ismays Road (59608)
- \* Rectory Lane (59770)
- \* Darkhill Farm (59709)
- \* Borough Green Road (59793)
- \* Ightham Bypass (59872)

Dear Sir,

Here is my submission to the Consultation – I object to the proposed developments at Ightham and Borough Green on a number of grounds, principally:

- \* Ightham and Ivy Hatch both sit within the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty (AONB) – many of the developments around Borough Green and Ightham will result in the permanent loss of this green belt land and will fundamentally change the character of the villages and the AONB countryside – I fail to see what point there is in having these protections and designations if they can be disregarded by property developers and the District Council
  - \* The A25 and A227 are already extremely busy and the additional traffic that will be generated by these new developments will put further pressure on local roads and infrastructure with no additional improvements planned (apart from what is essentially an access road to the Borough Green Garden Village site)
- I write concerning the TMBC local plan. I realise the deadline was Thursday 3 November 2022. However, owing to loss of service from my ISP all my personal emails from the past few days have failed to send. I do hope that you can bear this in mind and consider my views on the local plan.

As background, I have lived at [address redacted] for the last two years, so speak with some experience about the Borough Green area.

My key points:

- \* I support Spatial Strategy Option 1, protecting the greenbelt and AONB. I understand the importance of new housing. However, I do not support any aspect of a local plan that involves building within the AON, the greenbelt and greenfield sites. Green space is sacred and should be protected.
- \* I am open to development within the current urban areas and brownfield sites of Borough Green and the surrounding area.
- \* Any development should be done in such a way that it is sustainable, thoughtful and in keeping with the local area.
- \* If and when developing, consideration should be given to properties for the elderly, who live locally and may be looking to downsize, but want to stay in the local area. Also, any community housing should be well built and provide a pleasant environment for people to live in. If people take pride in their homes and their village then they will look after it and the community will thrive.
- \* Borough Green already has a drastic shortage of parking spaces and infrastructure. This deficit must be met

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

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

45625793  
Table 9 - List of Sites - Borough Green and 0 Long Mill

45636833  
Table 9 - List of Sites - Borough Green and 0 Long Mill



45657185	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>my wife and I wish to object in the strongest possible terms to your proposal and plans to allow 37 houses to be built in Ismays Road in Ivy Hatch as well as your so-called Borough Green Garden City development of 3,000 houses/buildings.</p> <p>Since we have lived in [place] the density of traffic in the whole area has increased exponentially and not with much respect for speed limits or the constrained infrastructure.</p> <p>We understand there might be a need for additional housing, but without first ensuring comprehensively [59830]</p>	<p>Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
45681953	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>Dear Sir</p> <p>I have understood this plan and your 50 key questions.</p> <p>Everyone needs a house; I dread to be called selfish - having a 'NIMBY' attitude - but how can this Green Belt be the right place to put them? How is it possible to ignore the established MGB and AONB rules which protect us?</p> <p>How about the mental health of people who already live here because they have chosen to live in an area of quiet, calm and Nature's space? I moved to the [address redacted] in 1968 from [redacted], so I read about the plan with shock, horror and disbelief.</p> <p>We are all different; some love towns, some love the countryside. If you mix them up and force people to live outside the comfort zone in which they have paid to buy their chosen homes, who wins?</p> <p>Schools in this area are "full to breaking point"; the medical practices face the same. It regularly takes me about 40 minutes to get through to the receptionist for my GP surgery, then I am told that I am 10th in the queue.</p> <p>Are you familiar with the conditions for drivers in these lanes, already, as it is now? Almost every day, I have to attempt backing my car (dangerously) a considerable distance because there is not enough width for two cars to pass each other. It is becoming absurd. Under the Borough Green Garden City Plan 59830, this does not seem addressed.</p> <p>Please do consider the overall impact on this unique area; how about the historic village of Ightham, and the Please send me the link to the online survey regarding housing in Tonbridge and Malling.</p> <p>It's very disappointing to receive this letter after the stress over the last few years thinking we're going to have our green belt destroyed around us. The local plan for this area is a disgrace and any party or MP backing this will surely lose their seat at the next general election.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
42356033	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>Borough green and Wrotham for more than 20 years have been fighting to reduce pollution and speeding on our roads, I'm so worried being a [redacted] voter that the local destruction of our village will happen under your tenor, Anti social behaviour in the village is at an all time high with drug dealing taking place daily in local park areas. The thought of adding another 6000 people to this small village is beyond worrying more like madness.You're basically going to destroy village life for all residents.</p>	<p>Comments noted. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>

[59830]

Dear Sir/Madam

I wish to express my heartfelt objection the the proposed development within the Historical Village of Wrotham.

As an individual who suffers with [medical condition redacted] I moved from [place redacted] 5 years ago primarily for my mental well-being. Living in a place with fewer people and surrounded by nature and open space is the reason I moved away from all that I knew so I could go outside and sleep at night.

The thought of this small pocket of beauty being filled with hundreds more people. Teenagers with nothing to do but hang the streets. Not to mention the chaos of all the works that will be undertaken fills me with absolute dread.

The level of noise and disturbance what works being carried out will cause to the local farm land and primary school will be catastrophic and have detrimental impact of the children living and attending school here. It will prevent them from taking outing around the village to enhance their learning and not the mention their safety.

The planned development will also destroy the beauty and the views surrounding this place of natural beauty and overshadow a number of existing dwellings.  
[site reference 59709]

LAND EAST OF DARK HILL FARM ROAD, BOROUGH GREEN (SITE REF: 59709)

I write further to the submission of the online Local Plan Regulation 18 consultation response form in relation to the above site to provide supplementary information.

Our response includes comments on the policy approaches set out in the draft Local Plan document as well as the Interim Sustainability Appraisal (SA). Annex 1 of the SA includes an assessment of the land we are promoting east of Dark Hill Farm Road, Borough Green (ref: 59709). This site is an area of rough grazing land located on the western edge of Borough Green between Dark Hill Road, A25 Borough Green Road and existing homes on Sevenoaks Road and Staleys Road. The site measures 12.4 hectares.

We have prepared a design feasibility report to test the potential of the site, which is shown at Appendix 1 together with an access, landscape and technical feasibility assessment. This identifies the potential for approximately 250 homes.

With the Council needing to plan for the Borough's local housing need calculated using the Government's standard method over a minimum 15-year plan period, we believe there is an need to review the Green Belt [Site reference 59709]

Highways

The land at Dark Hill Farm benefits from good access to strategic transport links. There is potential for a significant proportion of peak hour commuting trips to be by rail which will minimise the number of commuting vehicle trips form the site. The proximity to local shops and services, including schools, in Borough Green will also help to minimise vehicle use. This is reflected in the scoring of sustainability assessment objectives 2 and 10.

Vehicular access to the site can be provided from Dark Hill Road, with a pedestrian / cycle and emergency access from Borough Green Road. In terms of wider highway access, the A25 Borough Green Road provides

45399521

Table 9 - List of Sites - Borough Green and 0 Long Mill

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

43779649

Table 9 - List of Sites - Borough Green and 0 Long Mill

Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

43779649

Table 9 - List of Sites - Borough Green and 0 Long Mill

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

[Reference 59825] Shipbourne

Interim Sustainability Appraisal

Ref: 59825: Back Lane/Upper Green Road - mixed development.

\* I have been a tenant at [address redacted] since 2001.

\* There is no doubt that Shipbourne is a good-looking, small village with a handsome common and it receives many visitors from local towns and villages, which makes this part of Kent agreeable for those people. On a crowded island these villages, especially near London, should be enhanced, and not simply overcome with living accommodation. I have no qualms about Shipbourne being a place of many visitors. I do not rely on NIMBYism.

\* Shipbourne is in the North Kent AONB. As a lay person, I find it annoying that sometimes areas are placed in the Green Belt and also graded as Areas of Outstanding Natural Beauty (AONB), yet it is lawful for local government to overcome this status, which makes a mockery of the situation.

\* I will say something about the potential site No.59825 which is near my house. I support the four comments made by the Shipbourne Parish Council on page 3 of the Document delivered by the council to my house entitled "Countryside under Threat". In particular, the narrow Upper Green Road has every weekday heavy traffic, such as buses, tractors and commercial lorries. Furthermore, many people (sometimes with dogs) like to walk from the main road A25 along Upper Green Road and then turn into Back Lane so as to walk back to the A25. This useful and happy activity will be eliminated.

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

44407937

Table 9 - List of Sites - Borough Green and 0 Long Mill

These representations are submitted by [Company redacted] on behalf of [redacted] who are promoting land at [location redacted] in response to Tonbridge and Malling Borough Council's (TMBC) Regulation 18 Local Plan consultation.

The [redacted] own land located to the north of Borough Green which has previously been supported by TMBC through its previous withdrawn Local Plan as allocation Policy LP29: Strategic Site – Borough Green Gardens.

The Site area covers circa. 133 hectares of land comprised of:

- Borough Green Gardens (Sustainability Appraisal site 59830), subject to the previous allocation support, and;
- Land at Joco Pit (Sustainability Appraisal site 59829).

A Site Location Plan is included in Appendix A.

The Site remains a "suitable" location for growth which is "deliverable" which can support the aims and aspirations of the emerging Local Plan, delivering a new 'Garden Village' adjoining a sustainable settlement including up to 3,000 homes, employment opportunities, community facilities (including schools) and the necessary infrastructure to support a large scale community, including the new A25 Relief Road. The Site now includes the Land at Joco Pit which provides additional land for green and blue infrastructure.

Noted. The site specific matters raised and comments showing the suitability of the site for development relating to sites 59830 and 59829 and identification of clarity for duty to cooperate, validity of settlement hierarchy and evidence for location of development and Green Belt release will be taken into consideration within the site analysis, site selection processes and further work as the Local Plan progresses. In addition the Council is commissioning a Green Belt Study to support the new Local Plan.

42821345

42821281 Long Mill

Table 9 - List of Sites - Borough Green and 0 Long Mill

The proposals are supported by the Government's Garden Communities programme which has and continues to provide funding to TMBC for the purpose of work to support the delivery of Borough Green Gardens. We question why there is no reference at all to this with the consultation documents. This should be at least identified as an option to be explored / revisited at this stage.

Notwithstanding specific land interests, these representations have been prepared in objective terms and assessed against the prevailing planning policy and guidance framework.

Site [59822] - Land east of Platt Industrial Estate [INCLUDES A SITE PLAN AND AN INTERIM SUSTAINABILITY APPRAISAL REVIEW - COPY OF REPRESENTATION IN "COPIES FOR LUC" FOLDER]

These representations are submitted by [Company redacted] on behalf of [redacted] who are promoting land at [location redacted] (the 'Site') in response to Tonbridge and Malling Borough Council's (TMBC) Regulation 18 Local Plan consultation.

Comment noted. The site specific matters raised relating to site 59822 will be taken into consideration within the site analysis and site selection processes.

Table 9 - List of Sites - Borough Green and Long Mill

The Site comprises circa. 4.6 hectares of land to the east of Borough Green and north of St Mary's Platt, located immediately to the east of Platt Industrial Estate and to the north of the rail -line.

The Site has previously been submitted to TMBC through its "Call for Sites" exercise and is identified within the Interim Sustainability Appraisal as Site 59822.

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never been effective and the only reason that TMBC appear not to be aware is that the Local Plan (LP) fell on a technical issue before it got to that point. This current SA is going exactly the same way as in the past. This is because the 130 hectares consists of 5 quarries, all in different ownership and all at different stages of working. The agent fronts the site to the LPA as if it was homogenous and the LPA conducts the SA accordingly. This latest SA gave the site double positive because it's within 800m of a train station. In reality the 800 or so dwellings planned for BG Landfill are within that distance but not much else.

The disused Claypit is nothing but a huge void with no activity whatsoever. In reality it is considered unlikely that this could possibly be backfilled in time, given the compaction of new backfill necessary to sustain building and a road. Made ground is highly susceptible to contamination and considerable testing and monitoring would further delay matters. Another factor is that it would be in competition with all the other quarries to attract clean inert backfill and the supply is finite. This is particularly the case heading into a long recession.

Noted. The site specific matters raised relating to site 59830 including the quarries, sandpit, Kent Minerals and Waste Plan, Great Crested Newts and deliverability and viability of the site will be taken into consideration within the site analysis and site selection processes.

The next doorquarry, BG Sandpit has again applied to KCC for a Section 73 to extend sand extraction to mid 2024 and then they have to backfill the void, see Planning Ref: KCC/TM/0195/2022. This is the second similar application since BG Gardens was first proposed and who is to say it will be the last. The Mineral Planning Authority does not want sterilisation of consented reserves, which puts quarry owners under an obligation to extend quarrying when the opportunity arises. No one wants to shut down a quarry prematurely when the alternative is starting a new one, which inevitably has far reaching and disrupting impacts on local communities. The same has happened with Nepicar Sand Quarry who now has KCC consent to dig down a further 2 meters across the site, vastly extending the life of that quarry and its back filling requirements.

Table 9 - List of Sites - Borough Green and Long Mill

There are green fields that haven't had a spade in the ground but are within the safeguarded area of the Mineral Plan. Then there is Ightham Sandpit which is a restored sandpit that is rapidly rewilding, as it's a dormant area of significant natural beauty. H+H Celcon subbed out the backfilling operation to effectively one person who allowed thousands of tonnes of highly polluted material to bring up the levels to a consented profile. Wrotham Parish Council and KCC both hold the Southern Testing Intrusive Report findings that

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[59830]

The location of a train station at Borough Green does not constitute exceptional circumstances justifying major development, for the reasons given under the Traffic Issues section dealt with further below.

The so-called Borough Green Garden City (BGGC) and some of the other candidate sites in the area of Borough Green and Wrotham, would clearly and significantly affect the setting of the North Downs AONB. A number of publically accessible sites are contained within the area of the AONB that lies to the north of the site and which overlook the site by virtue of their elevated position on or atop the scarp slope of the North Downs.

As well as CROW Act Open Access land (including the extensive downland at Trosley Country Park), significant honeypot sites for visitors include the dedicated viewing point at the top of Wrotham Hill accessed from the roundabout for the M20 southbound exit; and the occasional far reaching views from the well used woodland walks at Trosley Country Park.

42766209	Table 9 - List of Sites - Borough Green and 0 Long Mill	I was the lead officer at [company redacted] that raised similar honeypot sites overlooking the KIG site at	Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning guidance. Site specific matters raised relating to site 59830 including traffic issues, sustainability of the site, Green Belt, house price and availability, the AONB and habitats and species of principal importance will be taken into consideration within the site analysis and site selection processes. In addition the Council is commissioning a Green Belt Study to support the new Local Plan.
42039457	Table 9 - List of Sites - Borough Green and 0 Long Mill	Sites 59617 and 59703 have slightly different yields, but appear to be the same site, perhaps submitted by two different developers. Please check this is not just a duplication.	Comment noted. Sites 59627 and 59703 are not a duplication.
42039457	Table 9 - List of Sites - Borough Green and 0 Long Mill	Site 59830	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42328449	Table 9 - List of Sites - Borough Green and 0 Long Mill	There is an urgent need for a new reservoir in the borough to serve the existing population and any new developments. All exhausted quarries should be considered for this use in preference to housing. Borough Green has been considered before for a large housing development. It is surrounded by an Area of Outstanding Natural Beauty. The local infrastructure, schools and roads are already totally overloaded. For example the sewer system recently had to be upgraded resulting in significant disruption. There are many many other areas which are much more suitable for additional development which would have far less impact on the historic and nationally important area around this village.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

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Name

Planning Considerations

59830

Borough Green Garden City

MGB, AONB, Green wedge

SEE DETAILED RESPONSE BELOW

OBJECT

POPULATION NOTES

Why Borough Green is a small Rural Settlement, and not a large Rural Service Centre deserving of significant development.

Noted. The site specific matters raised in relation to site 59830 including Green Belt, AONB, green wedge, the relief road, traffic, KCC's Minerals and Waste Local Plan, Infrastructure (including water & sewage), landfills, air quality and affordable housing and proportionate development will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. In addition the Council is commissioning a Green Belt Study to support the new Local Plan.

38330881	Table 9 - List of Sites - Borough Green and	TMBC has a population of 132,000 over 24,000 ha
	0 Long Mill	BG has a population of 3672 over 217 ha
		BG is less than 1% of the entire land area of TMBC, but holds 2.78% of its population already

-----

Name

Planning Considerations

59830

Borough Green Garden City

MGB, AONB, Green wedge

SEE DETAILED RESPONSE BELOW

OBJECT

59407

Southways, Staleys Rd

Under development

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

No Obs

59492

38330881

Noted. The site specific matters raised relating to sites 59830, 59407, 59492, 59849, 59493, 59877, 59732, 59767, 59748, 59843, 59794, 59829, 59712, 59709, 59871, 59724, and 59822 including Green Belt, agricultural land, drainage and AONB will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. In addition the Council is commissioning a Green Belt Study to support the new Local Plan.

The site is situated not only within the Green Belt, but also in part within the Area of Outstanding Natural Beauty (AONB).

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. Planning law requires that applications for planning permission be determined in accordance with the development plan.

Development of the site would contravene many of the NPPF planning policies which I have highlighted at the bottom of this page. The development would:

- \* Create loss of Green Belt
- \* Create the loss of and harm the AONB,
- \* Would significantly increase traffic on already busy small roads
- \* Have a huge impact on the local infrastructure
- \* Would encourage and create urban sprawl
- \* Would destroying the unique character of a predominantly Grade 2 listed heritage asset of Ightham due to its proximity thus would not preserve the setting and special character of this historic village
- \* Would not safeguard the countryside
- \* Would not prevent neighbouring towns merging
- \* Would not assist in conserving and enhancing landscape and scenic beauty
- \* Would run counter to environmental sustainability and biodiversity
- \* Would impact green areas which runs counter to tackling Climate Change & Carbon Capture
- \* Would take up land being used for or capable of being used for farming and providing food security

Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

42562305  
Table 9 - List of Sites - Borough Green and 0 Long Mill

In addition:

This are is currently struggling with lack of roads infrastructure and particularly connectivity to the M26/M20. The area of wrotham heath is log jammed with traffick at peak periods with dangerous back ups on escape sliproad of the M26 motorway Junction 2A. There is insufficient road capacity, and insufficient infrastructure in terms of schools, medical facilities, dentists, public transport. The planning authority does not have funding to provide the critical infrastructure needed to support the proposed new housing developments. The area is already suffering from air pollution due to the heavy traffic in the area. The utilities in the are have been unreliable and have ongoing problems in terms of power supply and water disposal. It is not suitable to support large additional development.

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

42519201  
Table 9 - List of Sites - Borough Green and 0 Long Mill

Whilst the small areas designated for development look sensible and will not significantly alter the character of the area, the scale of the development implied in Site 59830 (extending from edge of Ightham to Wrotham Heath) would turn a small rural community (Borough Green) into a town almost the size of Sevenoaks. Such a development does not have my support. The schools, the roads, the medical services, car parks, station car park could not cope. We would no longer be a small community in the countryside but a big town.

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

42584513  
Table 9 - List of Sites - Borough Green and 0 Long Mill

[Site 59830]

We do NOT need this!

Comment noted.

42674977  
Table 9 - List of Sites - Borough Green and 0 Long Mill

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever.



42685825	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>[Site 59830]</p> <p>Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever</p>	Comment noted.
		<p>[Site 59830]</p> <p>I am writing to OBJECT most strongly to the proposal to build in excess of 3,000 new homes at the Borough Green Garden city site. I am a resident.</p> <p>I strongly object to the proposals. There has been no mention of extended infrastructure.</p>	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42687457	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>What about Improved roads, access to the motorway, (which would all need to come through Wrotham Heath which is already a bottle neck) not to mention schools, hospitals, doctors surgeries, drainage, water supply etc etc? The list goes on but nowhere in the report is any of this mentioned.</p> <p>The whole idea of 3000 homes is totally unsustainable. Borough Green Garden City 59830:</p>	
42701473	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>-whilst some developments of the chalk pits is understandable the plans I have seen a huge! The should in no way go near AONB.</p> <p>Some provision for self build would be important.</p>	Comment noted.

development of Platt into Wrotham Heath but accept some development is going to happen. I have also seen the proposed sites in Shipbourne and whilst I have not commented individually, as I do not live there, I hope the character of that village will not be destroyed.

59725 would mean the loss of the caravan site but otherwise no objection.

59492 is the Borough Green car park development. This will obviously have a detrimental impact on Borough Green as a centre and cause businesses to struggle.

59732 no objection or comment.

59493 the train station car park. Whilst it is currently underused the station is going to struggle with any development in the area anyway, so using the car park is a bit silly.

59829 no major objections but it is a TBC for number of houses.

59632 is directly by where I live. I would of course prefer it was not developed but when I moved here in 2007 I was aware planning permission had been obtained and the land would be built on. My concern in the access to the estate will be via Platinum Way which is already a very busy junction with the A25 at school drop off/pick up times, and there has been a recent serious accident. This will get busier anyway with any development in Platt. This development needs access to the A25 seriously thought through with possible part time signals.

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

42720257 Table 9 - List of Sites - Borough Green and 0 Long Mill 59767 no objection or comment.  
59489 is Dryhill. You have to feel some sympathy for local residents who have bought their ex local authority homes. As it is just 6 houses is it worth it.

What does potential yield mean? Surely it should state how many homes re proposed or else it is jargon!

42616993 Table 9 - List of Sites - Borough Green and 0 Long Mill Over 130 hectares should not be developed in Borough Green. This would expand the community beyond sustainable levels and change the character of the area completely. I am particularly opposed to large developments such as so called garden communities or cities and do not want this in Borough Green  
An interactive map showing the sites and number of houses proposed would be much more helpful than a table.

Comment noted.

I object to building for the following reasons:

59830 Borough Green Garden City Greenbelt, AONB, Green wedge

59492 Western Rd Carpark Carpark essential for survival of Retail Centre

59849 Crowhill Green Essential residential amenity, co-located with Crowhill Green Space

59493 Station Carpark Essential to railway operation

59877 Basted House Drive Greenbelt, Historic avenue of TPO limes

59732 A-Z off Fairfield Greenbelt LP311, Within village envelope

59767 Adj Basted Drive & Surgery Greenbelt , Crest housing already refused

59748 Gough Cooper land off Dryland Rd Greenbelt , agricultural, Green wedge with Platt

59843 Croudace Land off Crouch Lane Greenbelt , agricultural, Green wedge with Platt

59794 Between Railway & BG Road Greenbelt

59829 Joco Pit Greenbelt Old pit, Despite significant wilding, needs proper hydrological solution to multiple failings in the local land drainage system

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
O Long Mill

42722625

		<p>I want to strongly object to sites 59748 and 59877. These sites are to the south of the village, which the authority has recognized as being important as a green area on the village outskirts, hence the designation of an area of open space in Isles Quarry West as part of the recent development. The two proposed sites are adjacent to, and parts may actually be in, the Downs AONB. But visual landscape does not stop at a boundary. The areas are on a ridge and visible for many miles from land to the north. There is little point in having Quarry Hill Road as being in an area of beauty if the land adjacent, and indeed on a higher elevation, is covered in highly visible houses. Developing these areas would cut the natural areas of Long Mill wood, from the natural area in Isles Quarry West, leading to a lack of wildlife corridors and loss of habitat. Site 59748 is agricultural land. There is much brownfield land about Borough Green and there is no need to build on agricultural land. I do worry that the owners may point to poor productivity on the land as a reason for it not being prime agricultural land. I grew up with farmers and know quite a bit about agriculture and I feel that the land is poorly managed. Ploughing and spraying seem sporadic. The crops often seem to lack inputs. My suspicions are that the land owners (who I believe have wanted to build on this land for some time) want to create a record of poor yields to suggest that building would be a better option.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
42679393	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>Most of site 59877 is mature woodland and the loss of habitat and visual amenity would be devastating. Again the AONB surrounding Isles Quarry East would be reduced to a strip bordering a housing estate.</p> <p>Traffic is another concern. I can see no way that the roads that would have to be used would be able to deal with the traffic. Quarry Hill road is a small rural road in the AONB and would not be able to distribute the vehicular movements for over 300 houses safely.</p>	
42745025	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>Site number 59830. This proposal is way, way too big. It infringes AONB, and the Green Belt.</p> <p>Access points are limited and will have severe adverse impacts at the Darkhill Roundabout. It is a totally ridiculous plan. Should the number of dwellings be significantly reduced to a more realistic figure, and the points of entry and exit be more fully appraised it could have (some) merit. It is essential that there would be a Borough Green by pass. The village is already too congested with large vehicles.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
42765601	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>My comments are in relation to Site 59617 TN15 8NJ. This infill site is completely unsuitable for further housing. Narrow village lanes, which are already under pressure, would not cope with all the extra traffic. As the site is on a slope it would completely dominate the existing houses that have been there since the 1950s and destroy what is a village hamlet. There is a great deal of wildlife around this countryside area which is edged with trees, and the wildlife would not survive with more buildings, people, traffic and concrete.</p> <p>Please don't destroy our villages.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>

59830 Borough Green Garden City

\* OBJECT

\* The site 59830 is on Green Belt land, which is protected. The sand pits have restoration rights under the KCC mineral consent to be filled in and turned back into green fields.

\* The site 59830 is adjacent to Kent Downs Area of Outstanding Natural Beauty that has been designated for conservation due to its significant landscape value.

\* Loss of green wedge separating different villages, which impacts the specific individual identity of the villages.

\* The proposed Relief Road (site 59830) is not a bypass and will not help Borough Green and St Mary's Platt regarding their current A25 traffic plight but will simply generate thousands of new vehicles into the community and onto the A20, A227 and A25. Any form of bypass for the parishes should be via a West Kent Bypass that enables the M26 to connect with the A21 in the vicinity of M25 J5 Sevenoaks, which would alleviate the traffic in all the villages in the area. This could be achieved by the construction of the long-overdue missing J5 slip roads. The proposed Relief Road is simply a "red herring". Its sole purpose is to try to come up with the only very special circumstance to be able to build mass housing on green belt land. It has also been stated that KCC has declined to provide any financing for the proposed road.

\* The plan of 3000+ houses is completely disproportionate in view of the villages and the related infrastructure.

\* Finally, on the 26th of November, in his first PMQs the Prime Minister Rishi Sunak stated that he wants to adopt a brownfield first approach on building new housing and is committed to protecting the Green Belt. Therefore I believe houses required should be primarily built on brownfield sites, protecting the Green Belt land and our countryside for future generations.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

25406465

Table 9 - List of Sites - Borough Green and 0 Long Mill

reference site 59830,

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

42745889

Table 9 - List of Sites - Borough Green and 0 Long Mill

The sites comprised within this reference include areas within the green belt and North Downs AONB and as such are heavily constrained against development in planning terms. This site is so huge that it will cause the villages of Wrotham Heath, Platt, Borough Green and north Ightham to effectively become one town due to the 3,000 new homes that would be built. Road junctions are already overloaded, slow traffic causes air pollution that is already a problem throughout the area.

Comment noted.

42768321

Table 9 - List of Sites - Borough Green and 0 Long Mill

The above table is not complete. potential yield of homes for some sites in Borough Green are TBC!!!How is it possible for the public to comment when key pieces of data are missing.

		<p>I am strongly opposed to development on site 59830. The proposal links to potentially thousands of dwellings in an area where the infrastructure is already at breaking point. The A25 between Wrotham and Sevenoaks is at a standstill every morning, causing misery for commuters and those on the school run - it cannot physically cope with any more vehicles. The local utilities suppliers (water/power/gas/sewage) have already raised their concerns about supply, and we already experience power outages, hose pipe bans and poor broadband. Borough Green is full every day (no parking) and the supermarkets are often out of necessities. The doctor's surgery is already over capacity with a three week wait to get an appointment.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
42771425	<p>Table 9 - List of Sites - Borough Green and Long Mill</p>	<p>Much of the proposed land is green belt in an AONB. These are fields which we walk through with our children and run through for exercise. Once lost we would not be able to reclaim them.</p> <p>The local area cannot cope with such a proposal, it would decimate the local infrastructure as well as the quality of lives for those who currently live here and those who would inhabit the new 'garden city'.</p>	
42768321	<p>Table 9 - List of Sites - Borough Green and Long Mill</p>	<p>Site 59830 in Borough Green says the potential yield is to be confirmed. Please reply before this consultation closes on the 4th November how many homes will be built there. Validity should be questioned.</p>	<p>Comment noted.</p> <p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
42773729	<p>Table 9 - List of Sites - Borough Green and Long Mill</p>	<p>59830 - this site would see the destruction of an AONB, and be built on green belt land which should not be allowed. It would destroy the local villages of Borough Green and Ightham, the infrastructure would not be able to cope with the extra population on roads and other means of transport. This is a clear example of over development and contrary to some of the aims of the local plan.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>
42780257	<p>Table 9 - List of Sites - Borough Green and Long Mill</p>	<p>I don't believe any green belt or area of natural beauty should be touched. That's the reason why people have moved here, it shocks me that some of these suggestions have been put forward. The identity of our village and local area should be maintained. These developments are out of proportion.</p>	<p>Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>
42780257	<p>Table 9 - List of Sites - Borough Green and Long Mill</p>	<p>In particular, 59709 &amp; 59830 would be a disaster to the community. The traffic is already terrible, local infrastructure is already at breaking point (doctors, dentists, schools etc). Traffic along the A25 is just getting worse, adding 200-3000 homes is a silly idea and an easy get out. Either of these should be torn up and thrown away.</p>	<p>Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
		<p>The following issues need urgently address prior to any new substantial number of residents are built:</p> <p>* HIGHWAYS - A new slip road needs to be built closer to Sevenoaks to alleviate the already overly congested A25. The A25 is a nightmare during rush hour from Sevenoaks to Wrotham. A new substantial development anywhere along the A25 from Borough Green towards Sevenoaks will cause a permanent grid lock.</p> <p>* WATER! - We are in the month of November and still on a hosepipe ban. How does Government propose to deal with the current water shortage - let alone after building over 1,000 new properties in Kent?? Perhaps use Fern's old quarries as reservoirs??</p> <p>* GP &amp; HOSPITALS - Again this area is already struggling. The new surgery in Leybourne Chase cannot find a GP - so how is Government proposing to deal with thousands more residents?</p>	<p>Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
42782561	<p>Table 9 - List of Sites - Borough Green and Long Mill</p>		

59830

Development of this scale in this location will transform the structure of the countryside and reshape the landscape as an urban sprawl. This is exactly what the Green belt sees to protect.

The infrastructure will not be able to support such large scale development.

The key objections are based on:

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

42784417  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
\* Development on Green Belt land resulting in urban sprawl without evidence of extraordinary circumstances required to do so.  
\* Development within an Area of Outstanding Natural Beauty.  
\* Overdevelopment of an existing community and services, increased traffic and demand on existing services.  
\* Insufficient road and transport network to allow further residential development in a rural area.

38468641  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
How can you realistically ask for informed comment when numbers are often TBC ? For example 59830 (<https://www.tmbc.gov.uk/downloads/file/2903/site-59830>) is Borough Green Gardens which is a shocking 3000 homes on Green Belt, by putting TBC it hides the scale and is an attempt to deflect objections. For this reason I sun, it that this consultation is flawed. I firmly object to this development and feel that TMBC should restate all call to sites in a far more transparent way if they wish this consultation to be considered fair.

Comment noted.

Lots 59617 and 59073 are the same site. This site is situated on a raised bit of land within close proximity to a number of listed buildings and sits just outside the boundaries of a conservation area. The site is currently greenbelt and allocated as agricultural land.

There are no buildings on the site and under the rules of the greenbelt, it could only be determined that any building structure would be considered appropriate development. There can be no trades or allocations of built form on the current site. Inappropriate development in the Green Belt as set out in paragraph 149 (e) of the Revised NPPF (2021) relates the limited infilling in villages. There is no definition of 'village' or 'limited infilling' within the Revised NPPF (2021) or the Core Strategy and thus, it is clear from this allocation of space as greenbelt that it is there to protect the rural character of the village and avoid sprawling into nearby crouch. It is also respectful of the heritage of the surroundings as farmland.

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

Potash lane is a narrow single track lane which already has moments of congestion and would not be suitable for up to 21 dwellings. The height of the land amidst its close proximity to a listed structure would completely obscure the view from the road (also part of the Greensand Way) and would obstruct any visual from that property.

42798753  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
We object to the inclusion of this plot within the local plan on the basis of inappropriate development in the greenbelt, harm to a number of heritage assets and unnecessary squeeze on local services.

Comment noted.

25407841  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
59617 and 59703 are the same site (almost)

42322369	Table 9 - List of Sites - Borough Green and 0 Long Mill	59830 is ridiculous - somebody's last-gasp pension plan? The filled pits are contaminated, while the active pits will remain so for decades ahead. Ancient woodland, aquifers and streams abound in the area. Wildlife is rampant. Leave it alone!	Comment noted.
42322369	Table 9 - List of Sites - Borough Green and 0 Long Mill	59829 is a non-starter. The Joco Pit is a drain for several streams, placed next to an aquifer, within ancient woodand. There is no access, except by demolishing an existing house. It would take years to fill and compact the site, so not viable for 2040.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42803073	Table 9 - List of Sites - Borough Green and 0 Long Mill	Site 59830 - Borough Green Garden City - my main concern is the increased traffic through the village of Ightham, in the A227, the A25 and on country lanes. The traffic blocks up outside the historic George & Dragon pub already and is one way, how can it possibly make sense to increase the volume further. The traffic will be at a gridlock. Secondly, it is not acceptable to develop in the Metropolitan Green Belt and Area of Outstanding Natural Beauty. It is there for a reason and all other possibilities must be explored and developed first.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42805089	Table 9 - List of Sites - Borough Green and 0 Long Mill	sites Plaxtol 59774 ,59778, 59862 would be a nightmare for local traffic.The Street is already a road that becomes congested at school times and going to and from work, this development would add further to this congestion.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42809569	Table 9 - List of Sites - Borough Green and 0 Long Mill	borough green and environs already at capacity. insufficient infrastructure in place	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42818337	Table 9 - List of Sites - Borough Green and 0 Long Mill	The proposed sites within Shipbourne (3 sites with postcodes TN11 9**) are excessively large for development. The access roads to the sites and around Shipbourne are very narrow, the local school has limited capacity to received pupils. Furthermore, Shipbourne is at least 3-4 miles away from any local amenities and as such the traffic volumes in the area will increase substantially. Bus routes into and out of Shipbourne are very limited and cannot support a large community. Developing these sites would more than double the population and number of dwellings in Shipbourne, creating a disproportionate effect to this village, which is situated within the AONB boundaries.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42322369	Table 9 - List of Sites - Borough Green and 0 Long Mill	59843 - Objection.	Comment noted.
42322369	Table 9 - List of Sites - Borough Green and 0 Long Mill	59492 - Objection	Comment noted.
42322369	Table 9 - List of Sites - Borough Green and 0 Long Mill	59732 - Objection	Comment noted.



42322369	Table 9 - List of Sites - Borough Green and 0 Long Mill	59877 - Objection	Comment noted.
42322369	Table 9 - List of Sites - Borough Green and 0 Long Mill	59767 - Objection	Comment noted.
42827905	Table 9 - List of Sites - Borough Green and 0 Long Mill	I am very opposed to a development on the scale proposed at Borough Green. The infrastructure is inadequate & it will encroach on the green belt. It will also completely change the nature of the surrounding area.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
		I object to building for the following reasons:	
		59830 Borough Green Garden City Greenbelt, AONB, Green wedge. Furthermore the residents of the area have rejected this previously, please listen to the residents of the local area. The road is not a bypass and will bring more traffic connected to the new housing into Borough Green adding to existing air quality problems and especially the roundabouts on the road will add to this issues. There are issues of contamination on the Ightham Sandpit area and this is likely to pollute our water supply if disturbed. The Borough Green area does not have the infrastructure to support such a development, eg children will need to be bused or driven into Kings Hill for school (more pollution and traffic issues), the sewage system in Borough Green is failing and cannot support more sewage. It will take years to build and will destroy quality of life for residents of the area. A large development is not in keeping with small rural village.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
		59492 Western Rd Carpark Carpark essential for survival of Retail Centre a ridiculous suggestion.	
		59849 Crowhill Green Essential residential amenity, co-located with Crowhill Green Space	
		59493 Station Carpark Essential to railway operation and ridiculous as per car park above.	
42722625	Table 9 - List of Sites - Borough Green and 0 Long Mill	59877 Basted House Drive Greenbelt, Historic avenue of TPO limes 59732 A-Z off Fairfield Greenbelt LP311, Within village envelope	
42804769	Table 9 - List of Sites - Borough Green and 0 Long Mill	Site 59830 appears to be proposed as a 'catch all' to enable a large volume of housing, which will need an inordinate infrastructure development! Borough Green is already a pinch point for traffic on the A25. Even building a 'bypass around the existing locale, would just move the traffic 'black spots' further along the A25 to the Ightham junction.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

42794529	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>In relation to ref: 59830 I would like to raise concerns about the Borough Green Garden City proposal on the basis that the transport infrastructure would need to be improved dramatically to support a large development. In addition this represents a massive shift from the current situation of rural villages to a large conurbation. The impact on the local area and its residents will be enormous. Building an enormous development on this site would mean losing precious greenbelt forever and place great strain on local services such as GPs and schools, utilities and also transport infrastructure such as road networks. We must preserve our greenbelt for ecological reasons, to encourage biodiversity and to ensure that future generations can benefit from being close to nature for their wellbeing. I also thought there were also concerns around toxic landfill on some of the land in question?</p> <p>Ismays Road 59608 - 37 dwellings</p> <p>i object to this site as the road is very narrow and it is already difficult for two vehicles to pass and there are vehicles parked on the road as homes do not have garages. The road is also frequently used by vehicles to avoid use of main 'A' road in the area. Access to Ismays Road by the building of 37 new homes would be dangerous to walkers, horse riders, pedestrians. Unless serious consideration is given to widen the road and improve the facilities in the area and reduce speed limit it is impractical for this site to be used.</p>	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42833665	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Darkhill Farm 59709 - Mixed Use tbc</p> <p>Unless facilities are improved in this area medical, educational, speed limits, railway station, bus services, parking and reasonable priced housing, A25 and A227 and A20 roads in this area will become a bottleneck for access to M20 and M25 motorways. This is an area of natural beauty and will never be replaced once it has been lost.</p>	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42794529	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Sites ref: 59779, 59827 and 59825 are located in an area without any real facilities. Developing these sites would appear to bring great benefit to the landowner/developer only. The council's housing plan should first and foremost look to address housing needs such as affordable housing/homes for first time buyers etc. I feel these locations would be more likely to attract people from outside the area rather than catering for existing local needs. There is only a pub, a church, a village hall and some tennis courts (in addition to nice walks). In practical terms, whoever lives here would need a car to get around as there is extremely limited public transport. There is not enough room in the village school today for all of the local children.</p> <p>A big negative would be the loss of green space within the green belt, extremely close to AONB designations. In addition I think at least one of these sites is within a location prone to flooding. Shipbourne is one of the Borough's jewels and attracts walkers from outside to enjoy the benefits of open space and footpaths through the Fairlawne Estate. It would be a tragedy to set a precedent of commencing to develop on green belt at these locations so close to AONB which should be preserved to allow all to enjoy for the future.</p>	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

		Opposed to the majority of these sites on basis of protection of greenbelt or AONB.	
42829441	Table 9 - List of Sites - Borough Green and 0 Long Mill	Particularly object to 59830 on the basis of changing an essentially rural area (Wrotham, Borough Green, lghtham ) into an urban conurbation and TMBC assessment that the site is undeliverable. Support 59407, 59732, 59829, 59724.	Comment noted.
43014945	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site 59830] Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever [site 59830]	Comment noted.
		I am writing to register my objection to the latest plan to build 3000 new houses between Borough Green & lghtham, without any additional school places, GP centre or accessible roads.	
		I live in the beautiful village of lghtham, which has become busier & busier as more & more houses are built in and around this village. We don't have any capacity for any more!! The local infrastructure is insufficient to support additional cars and people in the area.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
43022561	Table 9 - List of Sites - Borough Green and 0 Long Mill	If we "join up" with Borough Green we are no longer a village, which is the reason most of us choose to live here. We love being surrounded by beautiful trees and wildlife, which are imperative to our environment to survive and for our community's mental health. Please stop this plan with immediate effect. [59830]	
		Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever"	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
		Without the infrastructure, roads, schools, care services implemented alongside 3000 more houses, our small village will not cope.	
43062305	Table 9 - List of Sites - Borough Green and 0 Long Mill	GP waiting lists are already long, schools full to capacity. This must not go ahead [59830]	
43063329	Table 9 - List of Sites - Borough Green and 0 Long Mill	I do not support the plan for Borough Green Garden City. I live in the village and building on land that is protected is not acceptable, there is also not the infrastructure to support these plans and the proposals are not acceptable to mitigate this. This is a village, not a town or city. This scheme is a money making scheme and will have a significant impact on environment people and the local community and will make life unbearable.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

[Site reference 59830, 59712, 59843, 59720, 59748]

Here is my submission to the Consultation:

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

Table 9 - List of Sites - Borough Green and 0 Long Mill  
59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham  
59748 Next to Lendon Road and Dryland road. There is not enough infrastructure to support this size of development. There is poor access at the moment, let alone add that number of houses and cars. The Dr surgery is over subscribed, as are the local schools and dentists. Greenbelt land  
[Site reference 59492, 58492, 59849]

43313889

OBJECTION : Existing use essential

Table 9 - List of Sites - Borough Green and 0 Long Mill  
59492 Western Rd carpark - shortage of parking  
58492 Station Carpark - shortage of parking  
59849 Crowhill Green - residents green space and recreation.

43313889

[Site reference 59877, 59767]

Table 9 - List of Sites - Borough Green and 0 Long Mill  
OBJECTION : Greenbelt  
59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house  
59767 - Greenbelt - TMBC have already rejected this site for housing

43313889

[Site reference 59+732, 59829]

Table 9 - List of Sites - Borough Green and 0 Long Mill  
NO OBJECTIONS  
59732 - Novello - Historic landfill  
59829 - Joco Pit - Greenbelt

43313889

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

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happens that the problems I highlight are ones which I know about because they ARE in my backyard. Borough Green has a shedload more such problems in other estate neighbourhoods, not just here. This is why I am listing these issues as points for further investigation Village-wide, if not Borough-wide.

I have learned from my experience in Senior Management of schools that complaints are easy, suggestions are welcome and solutions are difficult. Prior to the D-Day landings, Churchill turned to the planners and shouted; "DON'T GIVE ME PROBLEMS, GIVE ME SOLUTIONS!" The result was the brain-storm idea of dropping 100s of miles of rubber piping onto the floor of the Channel to pump the necessary fuel across to Normandy from Hampshire and Dorset in order to keep the assault moving.

Route to a viable solution:

1) How many additional people would benefit from living in BG as it exists presently? That is: how many would that be, until just TOO MANY, before making BG an unpleasant, unsafe and unworkable community? This is a definable and finite number, determined by traffic studies, empty school seats, lengths of queues at pinch-points (roads, surgery, chemist, Post Office etc.)

2) How many building sites would this require? This must be a simple town planning formula.

3) Where are there building such sites which would cause the least impact to the issues above?

4) How would the village benefit from this expansion? Taxes raised, retail usage, new blood, diverse community, work force?

5) How would the new residents benefit from joining the BG community expanded as it would be, not as it is presently?

[59830]

I'm writing regarding the Borough Green Garden City Project. Unfortunately I cannot make any of the town meetings as I have [redacted] but I would like to voice my objection to the Project via email.

It is because of my [redacted], and all the other families in the area, that I object to this project going forward. We live in an area that is surrounded by outstanding beauty but rather than cherish it and preserve it we are seeking to destroy it and keep future generations from enjoying it. Part of the appeal of our area is that it's a small community but adding 4,000 homes will completely destroy our community's charm. More footfall will mean more traffic, a further strain on our local services and schools as well as the destruction of our beautiful environment. It's not necessary. Please please please don't go ahead with this plan.

Many thanks for reading my concerns,

Please note and register that I am vehemently opposed to any development on the following sites:

Borough Green Gardens 59830

Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance.

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

Comment noted.

43418465

Table 9 - List of Sites - Borough Green and 0 Long Mill

43419425

Table 9 - List of Sites - Borough Green and 0 Long Mill

43419969

Table 9 - List of Sites - Borough Green and 0 Long Mill

[59830]

I am writing to express my dismay at the proposed development of Borough Green Garden City.

I strongly oppose this development because of the massive damage it will do to our environment/ wildlife.

Comment noted.

Table 9 - List  
of Sites -  
Borough  
Green and

The UK has already lost over 50% of its biodiversity, meaning that it is now in the bottom 10% globally for biodiversity.

43446977

0 Long Mill

Table 9 - List  
of Sites -  
Borough  
Green and

[site reference 59709]

Comment noted.

43779649

0 Long Mill

Table 9 - List  
of Sites -  
Borough  
Green and

Submitted site feasibility report

Comment noted.

43796929

0 Long Mill

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever

I am writing to strongly object to the proposed Local Plan regarding those specific sites 59830, Site 59843, Site 59748 and those sites within the 'Call for Sites' impacting the Borough Green and Platt ward as well as our Pilgrims Ward that have come forward as sites within the Metropolitan Green Belt and AONB.

Site 59830 – Borough Green Gardens

The proposed development plans to build right up to the boundary of the AONB at Ightham which causes serious harm to the setting of the AONB. The view from the North Downs into our valley is one of open fields, woodland with just church spires marking our small rural settlements. This would become an urban landscape destroying the setting and views into and out of the AONB.

The whole site is one of 'Metropolitan Green Belt' needing Exceptional Circumstances to allow development. We are told that we need a new relief road for the A25 and therefore this relief road will be the exceptional circumstance to enable justification for removing 143 hectares of land from our historic countryside green belt. Clearly, this is not a relief road for the A25 but a mass housing estate access road to enable thousands of vehicles in and out of the housing estate itself.

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

As for the vehicles and the increase in traffic generated by an extra 3,000 houses, there will also be circa 15 years of accelerated sand extraction and landfill, plus construction traffic, all using the existing A25 and A227. This is due to Tonbridge and Malling Borough Council not insisting on completion of the relief road before house construction commences.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

Site 59748 – Gough Cooper Land off Dryland Road

This is Greenbelt land. It is a 'Green Wedge' with St Mary's Platt.

42362561

		Please acknowledge my objection to the proposed plan for the Borough Green Garden City.	
		Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever.	
		This cannot happen! We chose to live in this area, having moved from a suburban location previously, due to it's beautiful setting.	Comment noted.
		There is absolutely NO need for 3,000 homes to be built in just one location spoiling the surrounding villages.	
43798625	Table 9 - List of Sites - Borough Green and 0 Long Mill	I understand new homes need to be built to facilitate the ever growing population but this is not the way to do it! Rebuild on land that has existing derelict buildings (offices and houses) that could be demolished and rebuilt.	
		Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever.	
		This cannot happen! We chose to live in this area, having moved from a suburban location previously, due to it's beautiful setting.	Comment noted.
		There is absolutely NO need for 3,000 homes to be built in just one location spoiling the surrounding villages.	
		I understand new homes need to be built to facilitate the ever growing population but this is not the way to do it!	
43798657	Table 9 - List of Sites - Borough Green and 0 Long Mill	It will become a mini Milton Keynes, then more and more homes will be built, expanding further into our beautiful Kent countryside. MK is now a sprawling mass of ugliness! Rebuild on land that has existing derelict buildings (offices and houses) that could be demolished and rebuilt. This is an area of outstanding natural beauty. Infra structure not in place for anymore building. Yet again Maidstone Road blocked in Borough Green, due to collapse of sewer pipe.	
		Doctor's surgery over whelmed with amount of patients. Buses being cancelled, so more cars on roads. How many more will there be?	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
43881665	Table 9 - List of Sites - Borough Green and 0 Long Mill	Stop the Garden City idea, area has green fields and space needed for mental well being.	

Site Number: 59830 – Proposed Garden City, Borough Green – 3,000 Houses

I am also concerned about the proposal to build 3,000 houses (Borough Green Garden City) which will extend from the Ightham roundabout to Nepicar roundabout at the junction with M20/M26.

This would mean a huge increase in vehicle movements that would affect all the villages within this area of Tonbridge and Malling. The area is already suffering from congestion and air quality and the relief road that is planned alongside this development will not relieve the congestion, but increase it. I also understand that the KCC currently has no plans to fund this relief road.

I also understand that this area is allocated by the KCC as a Soft Sand Area and is safeguarded. Harry Rayner a Kent County Councillor for Minerals and Waste has stated that the KCC will not give permission to build on this site until all the minerals have been excavated and the quarried area restored before being built on. Due to new regulations on recycling there is a lot less landfill material, than in the past, and it takes longer for these areas to be filled and restored. The Eastern end of this site at the Ightham Sandpit at the back of Celcon has been filled and is now a quiet place for wildlife. Unfortunately, this area was filled with toxic waste from London building sites, i.e. de-commissioned gas storage facilities and other toxic waste from the building of the Millennium Dome. This also sits on top of the area's drinking water aquifer and tests have been done by South East water to check for toxic substances as they are concerned for the quality of our drinking water. This sits in the middle of this site and has to be investigated to ensure the safety of residents and will therefore block any building taking place on this site.

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

42439841	Table 9 - List of Sites - Borough Green and 0 Long Mill	Regarding infrastructure, there is already severe sewage issues which South East water are well aware of due to the Victorian sewage pipe from Ightham to Snodland and the recent disruption and road closures that Borough Green and Platt endured for weeks last summer and, there is still further work to do. There are not enough schools in the area to accommodate the additional families and Harry Rayner (KCC) has stated that any
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**OBJECTIONS: Coalescence of Settlements:**

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

Comment noted.

43882593	Table 9 - List of Sites - Borough Green and 0 Long Mill	59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham 59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt 59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham OBJECTION : Existing use essential
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43882593	Table 9 - List of Sites - Borough Green and 0 Long Mill	59492 Western Rd carpark - shortage of parking 58492 Station Carpark - shortage of parking 59849 Crowhill Green - residents green space and recreation.
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Comment noted.



		OBJECTION : Greenbelt	
43882593	Table 9 - List of Sites - Borough Green and 0 Long Mill	59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house 59767 - Greenbelt - TMBC have already rejected this site for housing	Comment noted.
43882593	Table 9 - List of Sites - Borough Green and 0 Long Mill	NO OBJECTIONS 59732 - Novello - Historic landfill 59829 - Joco Pit - Greenbelt	Comment noted.
		59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge	
		59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham	
		59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt	
		59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham	
		OBJECTION : Existing use essential	
		59492 Western Rd carpark - shortage of parking	Comment noted.
		58492 Station Carpark - shortage of parking	
		59849 Crowhill Green - residents green space and recreation.	
		OBJECTION : Greenbelt	
43884481	Table 9 - List of Sites - Borough Green and 0 Long Mill	59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house 59767 - Greenbelt - TMBC have already rejected this site for housing NO OBJECTIONS	
		[59830]	
43897729	Table 9 - List of Sites - Borough Green and 0 Long Mill	There should absolutely be no repeat of the unfair and hugely disproportionate 'Borough Green Garden City' fiasco of recent years which left local people in despair. Individual villages and communities should be respected and protected not arbitrarily joined-up for the profit of landowners and developers.	Comment noted.

[59830]

The inclusion within the local plan of the proposal for the building of 3,000 houses near Borough Green and Wrotham, namely 'Borough Garden City' is absurd. The proposal would (a) destroy the area and its greenbelt and AONB and (b) prove to be completely unworkable.

(a) Borough Green and its surrounding villages would become an urban conurbation rather than a rural area.

2.

(b) The infrastructure of roads, shops, GPs, and transport is wholly inadequate for such a proposal and would be overwhelmed.

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

Traffic is already unmanageable and leads to daily substantial delays, local journeys in rush hours taking three or more times than normal. All roads are affected, particularly the A227 A20 M 20 and M26 with the inevitable affect on minor roads.

Table 9 - List of Sites - Borough

42758337

Green and 0 Long Mill

Yet the imposition of the new dual carriageways, roads and service roads essential for such a proposal would turn the area into a concrete jungle.

[59830]

Table 9 - List of Sites - Borough

44131329

Green and 0 Long Mill

We have not had time to review the long list of sites in Appendix B in detail but we do note the inclusion of the previous Borough Green Gardens site (59830). Given its size, proximity to the Kent Downs AONB and the concerns raised about its inclusion in the previous draft plan this site will require particularly careful consideration.

Comment noted.

I wish to object most strongly to the proposed development of a Borough Green city . I am totally dismayed to hear about this . Roads and doctors are already totally overwhelmed and there are only so many school places in the area .

It is extremely disturbing to know that all these green spaces have plans to build on them .

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

Table 9 - List of Sites - Borough

44234977

Green and 0 Long Mill

I have simply no idea how the roads / parking spaces will cope with so much extra traffic .

Are there plans to build more doctors surgeries and schools at the same time as houses ?

This is a disastrous plan ...

As the [redacted] of the [redacted], I would like to comment on the proposed building sites in Borough Green.

In particular Ref Nos. 59748, 59748, 59877, 59767.

All these sites will have an impact to the residents of this estate.

300 houses equate to about 600 cars driving through the estate and its adjacent roads. ( At least 1000 journeys per day).

We already have parking issues from resident's cars along with people using our estate as a car park for commuters using BG station.

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

Access is very challenging with lorries having to mount the land adjacent to Harrison Rd. If you don't believe me, come and see for yourself. Very often there is not sufficient room for emergency vehicles such as a Fire Engine!!

44344993 Table 9 - List of Sites - Borough Green and 0 Long Mill 300 houses again equate to over 1000 extra people in the village where already have issues with availability of Doctors, Dentists, Schools, Water, Drainage, etc. None of which will be attended to. This year we have had months of disruption on the A25 trying to repair the Victorian mains sewer. This was a repair not a new sewer!! This is Green belt land and therefore should not be used for building houses.

In response to your Local Plan for Borough Green, I would like to put forward our objection to a mass housing project that will destroy our greenbelt, an AONB, produce even more pollution and traffic and cripple the current very busy doctors surgery.

We understand that housing needs to be met, but having a look at the plans, we feel it would be better to add housing to an existing town infrastructure that is large enough to accommodate this amount of housing or to create smaller pockets distributed evenly across the county. Large department stores and warehouses also remain empty which would also make sense to develop this land rather than the countryside. Air pollution in Borough Green is already high without the introduction of construction lorries and then the extra cars for so many houses. It has been a concern of ours for many years when our son walks down to the village to attend the local school and now to the train station for secondary as to how much pollution is affecting his lungs.

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

42349953 Table 9 - List of Sites - Borough Green and 0 Long Mill Thank you for your time in preparing a more detailed document but we still stand by the points above.

Planning Department

I write to record my objection to the proposed development of the above.

The last major development of Borough Green was in the early 1960's when The Harrison Road, Normanhurst Road and Valley View estates were built.

At that time there were a number of businesses operating (Butterworths, Geographers, Several Quarrys, Saunders Caravans, A reproduction furniture factory, Maidstone and District Bus Company) to name just a few. There was also a large contingent of commuters who traveled to London from Borough Green station each morning. There were five Pubs, several small supermarkets and two banks.

Today most of the businesses above have closed and houses and flats have been built on each site. The population of Borough Green has expanded considerably. One has to wonder where all the newcomers work/play.

My other main objection relates to access. The main routes into Borough Green are the A25 from Sevenoaks and Maidstone and the A227 from Wrotham. Both of these roads are totally unfit for purpose and need constant maintenance and repair. They are repeatedly damaged by the hundreds of massive Celcon lorries, some with trailers, carrying concrete blocks through the village and equally massive lorries carrying the raw materials in.

The proposal for Borough Green Garden City states there will be a By-Pass. It is a funny By-pass if it has 6 access roads in a one mile stretch.

Lastly, 3,000 houses will mean say 10,000 people. Where are all these people going to work, go to school, relax, play, shop. etc. etc?

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

Table 9 - List of Sites - Borough Green and 0 Long Mill

44407649

[Site references 59720, 59871, 59709, 59770, 59608, 59793, 59872 and 59830

Gracelands 59720, Gracelands 59871, Darkhill Farm 59709, Rectory Lane 59770, Ismays Road 59608, Borough Green Road 59793, Ightham Bypass 59872 and Borough Green Garden City 59830.

We would like to place on record that we strongly oppose the over development of the general area as already the infrastructure is struggling to cope. All roads get gridlocked at peak times and the smaller roads are unable to cope with the heavy goods traffic that uses them now due to the narrowness and total unsuitability of even some of the A roads in the area. Wrotham and Nepicar roundabouts are also swamped at peak times making it very difficult already to access M20 and M26. As residents of Ightham on the A227 Bates Hill, Tonbridge Road we already suffer from some cars exceeding the speed limit and as there are no pavements or street lighting on this section of road it can be very difficult walking from home even in broad daylight due to the speed and size of some of the traffic and also some inconsiderate drivers. All of the above plans would undoubtedly considerably increase the volume of traffic on all roads surrounding the village as most household have at least two cars. As this is supposed to be a protected AONB this should be automatically excluded from major developments not just as an when it suits government policy. If the Borough Green Garden City is approved the entire area would potentially be in permanent gridlock with possibly 6000+ additional cars in the local area. Western Road in Borough Green is constantly jammed with traffic now and this can only get worse even if a bypass was built.

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

44407777 Table 9 - List of Sites - Borough Green and 0 Long Mill We moved to this area as we considered it a lovely place to be and still do but feel that it will no longer keep its status as AONB if totally over developed and turned into one huge town instead of a group of delightful villages as it is at present. Firstly, the government should be addressing the problem of demand. Take away the demand and the problem is gone. You cannot repeatedly keep building at the expense of the identity of communities and their quality of life.

Assuming the demand will not be addressed, locally I would support 28 dwellings at Gracelands (ref 59871). I am against the other potential sites listed for the area, not least for the impact on over development on our historic Ightham village.

Comment noted.

44634657 Table 9 - List of Sites - Borough Green and 0 Long Mill It would be mad to consider 3,000 dwellings at the so called BG Garden City. It would ruin the lives of the local population and the wider area. Best regards [Site 59830]

42687745 Table 9 - List of Sites - Borough Green and 0 Long Mill To whom it may concern, I am writing to inform you that I would like to register my feelings against the development of Borough Green Garden City. We live in an AONB and this should be protected from development as it cannot be reclaimed. We need to protect our countryside and wildlife and stop further development in semi rural areas.

Comment noted.

44667425 Table 9 - List of Sites - Borough Green and 0 Long Mill I am writing to oppose the above development [Site 59830] Borough Green garden city]. The infra structure cannot cope with more new homes.

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

[Site 59830]

We object to planning consent being granted for the above development.

The roads and infrastructure at Borough Green would not be able to cope with 5000 new homes, some estimated 20000 residents and probably 10000 cars.

We hope that you will agree and this is an ill conceived idea that only developers will profit from

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

44667649  
Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

Thank you for your consideration

[59862]

44859617  
Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

59862 Aston Way / London Road

This agricultural land is part of the space between East Malling, Kings Hill, West Malling and Leybourne. It could form part of future Green Belt proposals to ensure separation between conurbations. Object

Comment noted.

[Site reference 59830]

44892193  
Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

We are in favour of some new housing in the district but not the 3000+, particularly in Ightham and Borough Green (site 59830) where there is an unrealistic proposal of 3000 dwellings. The current road infrastructure could not sustain the high numbers of new dwellings proposed. To reach the M25 from the M20 traffic has to come off the M20 at Wrotham Heath and travel through Borough Green. There is always congestion and therefore noise and air pollution in Borough Green so if there were to be 3000 new homes in the area both these issues would become vastly worse. A massive investment in the road network would need to be addressed before so many new homes were constructed. Further, with this number of new homes we would need to see an increase in other infrastructure of the area including more schools, doctors surgeries, shops etc.

Not only that, but there would be the loss of Metropolitan Green Belt in Area of Outstanding Natural Beauty.

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

REGULATION 18 LOCAL PLAN — TMBC 2022 LOCAL PLAN CONSULTATION, Borough Green Garden City, Site 59880, Site 59707, Site 59881

Please find our comments referring to proposed development affecting A227 traffic volumes between Wrotham and Borough Green:-

We don't have the road capacity/infrastructure around Wrotham secondary school and Grange Park school. The A227 Wrotham bypass will not cope with additional traffic. The problem arises daily at school pick up time when the road becomes constantly blocked. The problem has been well documented through Parish Council meetings. Road widening would be difficult because of the bridge near the school over the M26 motorway and secondary school. Additional infrastructure would be needed in terms of doctor, surgeries and schools.

Additionally, with extra traffic the junction into Wrotham village near the motorway bridge (over M26) just north of Wrotham secondary school would need to become a roundabout as it is already a dangerous junction as outside school pick up time cars speed up here, making it already difficult to join the A227 from Wrotham village. There have already sadly been a number of accidents at this junction because of the difficulty in joining the main road from the village.

Reduced speed limits at this junction would also make it safer.

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

Table 9 - List  
of Sites -  
Borough  
Green and  
O Long Mill

If a significant number of houses were built along the A227, or filtering onto this road, between Borough Green and Wrotham as proposed by the plan, the whole area would potentially completely jam up if sufficient road widening was not implemented with planning. The road would not be fit for purpose!

44897153

These comments are for sites 59720 (Gracelands), 59709 (Darkhill Farm), and 59830 (Borough Green Garden City), as well as 59871 (also Gracelands)

As residents of [redacted], [redacted] and I are firm believers in the importance of protecting the green belt, and ensuring no harmful development takes place within the Area of Outstanding Natural Beauty. All of the aforementioned sites are disproportionately large, especially 59830, and would result in the destruction of significant areas of woodland and/or areas sustaining important local wildlife. As such, we would strongly object to their inclusion in any local plans for housing.

The sites would each lead to excessive traffic through the village of Ightham, both during construction and through excessive population increase, for which the village road network is simply not suitable. The pinch point outside the George and Dragon pub is already a problem, and the country lanes around would be overwhelmed.

Our historic village cannot support the overdevelopment that these large sites would cause. Gracelands 59871, whilst smaller, would still lead to increased traffic on Fen Pond Road which is already too busy - and with no respect from drivers for the 30mph speed limit in force, drivers regularly come round the bend at 50mph+ and there have recently been two significant accidents as a result. This is a stretch of road that urgently needs less traffic, rather than more!

We have no objection to the smaller proposed sites in Ightham - for example 59872 and 59793, as these are proportionate, and would not unduly stress the local infrastructure. We appreciate that houses do need to be built in the borough, but these types of smaller sites are the way to achieve it without undue damage to the local environment.

Thank you for the opportunity to comment on the consultation.

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

42834593

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill



As a resident of [redacted] for [redacted] I am deeply saddened and incredibly disturbed to see the additional number of sites that have been put forward for you to consider in Ightham, Ivy Hatch as well as the larger Borough Green Gardens Site so many of us wrote and objected to back in November 2018.

The historic villages of Ightham and Ivy Hatch sit within the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty. The sole purpose of the Metropolitan Green Belt is to protect the countryside and prevent urban sprawl. The Green Belt should be protected as should the individual identity of our villages and I will fight as hard as I can to maintain this.

Any new developments will seriously impact on our villages and village life.

The serious congestion on the A25 in both directions Monday to Friday already leads to a vast number of road users using the country lanes to bypass the lengthy queues. The volume of traffic on our country lanes is already at a seriously unacceptable and dangerous level and I can't begin to consider how disastrous any volume of extra traffic would be for our local villages and the environment.

What will it take to make our country lanes safer? Will it take the death of a pedestrian, cyclist, or horse rider before anyone listens to us! We have no pavements, no speed limits, in fact there is nothing in place to slow the traffic and trust me, they do drive at speed and dangerously.

Another major concern I have is the lack of utilities especially water and waste. This summer our taps in Ivy Hatch and surrounding areas ran dry due to the inadequacy of our waterboard and not having the infrastructure already in place to cope with current supply and demand. It is 2022, we live in England and our taps ran dry!

The same applies for waste, the infrastructure is not in place to cope with any extra volumes.

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

44913697

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

I am emailing to comment on the above.

First, [redacted] took 5 or 6 hours to work through the questionnaire and call for sites documents. I imagine that very few of your constituents, including myself, would find the time to do that, so to start with, the consultation process is self-defeating in terms of seeking the views of residents.

While I support the need for new houses, they need to be affordable, sustainable and not significantly change the character of the area in which they are placed. Developers should be obliged to put in the medical facilities schools, etc. and not be allowed to say they have run out of money and that they can't afford to do it.

There need to be supporting infrastructures and opportunities for businesses and retailers.

I live in [redacted] where there is a huge site suggested for development north of the A25. If the site were to be developed, the village would double in size and join the 3 adjacent villages to it forming a huge conurbation - no longer villages. The site is Green belt and ANOB and sites that are not thus designated should be used.

At present, the infrastructure can barely support the number of houses that we have. There are frequent power cuts, the sewerage system keeps failing, the medical practice is at full stretch, peak time trains are overcrowded, and parking in the village is impossible at times. In addition the area of air quality management indicates high levels of pollution from traffic which would only worsen with the number of vehicles generated by the extra housing.

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

	Table 9 - List of Sites - Borough Green and	Any major development is unfriendly to the ecosystem, disturbs wildlife reduces the green spaces and generates pollution during its construction.	
42662913	0 Long Mill	I trust that my comments will be added to the consultation responses.	
	Table 9 - List of Sites - Borough Green and	I would like it to be noted that I have strong objections to the proposed garden city . The infrastructure is at present unable to cope in particular schools, roads and gp practice . The village has already started to join up with St Mary's Platt and is at risk of loosing its identity.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
44947809	0 Long Mill	OBJECTIONS: Coalescence of Settlements:	
	Borough Green and	59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge	Comment noted.
45095841	0 Long Mill		
	Table 9 - List of Sites - Borough Green and	OBJECTIONS: Coalescence of Settlements:	Comment noted.
45095841	0 Long Mill	[59843] Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt	
	Table 9 - List of Sites - Borough Green and	OBJECTION : Existing use essential	Comment noted.
45095841	0 Long Mill	59492 Western Rd carpark - shortage of parking	

45095841	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>NO OBJECTIONS</p> <p>59732 - Novello - Historic landfill</p> <p>59829 - Joco Pit - Greenbelt</p> <p>This is to formally publish my opposition to proposals for 3,000 new houses in the village of Borough Green.</p> <p>I object on the following grounds.</p> <p>This is greenbelt land and should not be considered for development. It has been designated as greenbelt land to preserve vital green space and should not be built on</p> <p>Priority must be given to brown field sites for development across the Borough rather than vast new developments that will dwarf the village communities around Borough Green.</p> <p>No thought has been given to the infrastructure associated with such a large scale development. The roads are already under pressure from mounting traffic and there is large amounts of traffic at peak times on local roads. This plan will only add to that.</p> <p>Our local services are already under pressure, as are our nearby hospitals and schools. This development will only add to that.</p> <p>This development will destroy space that is important as a leisure and well being resource. It will also destroy natural habitats in an Area of Outstanding Natural Beauty. This is not acceptable in my view.</p>	Comment noted.
45098433	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>We need to be protecting our green spaces for future generations and ensuring that they have these important amenities.</p> <p>More intelligent and solutions orientated work must be done to provide more homes. I do not believe that TMBC has done enough innovative thinking and planning around this issue. Development on this scale would destroy an area that is nationally renowned as a desired location, known for its beauty and history.</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

I am a longterm resident of [redacted], and want to send my opinion and misgivings about proposed developments, for the deadline of 03/11/2022.

The volume of information sent out for this second attempt is ridiculous, many citizens simply will not have had the time to wade through it all.

The notification system will not have reached many people, and the insistence on having internet replies must be excluding some people also; the learning Handicapped, many elderly people, and many young people who may be expecting to spend their lives living in this area in the future.

Particularly for the Borough Green Garden City, # 59830.

Any and all of the proposals will change and erode the nature of our local environment.

This is an AONB and within the Green Belt, so should accordingly be protected. There are other areas with your Borough area which are not so protected.

Your description of Borough Green is inaccurate - it is a Rural Settlement, with Rural local retail services, not to be classified as something larger and provided with more retail services. Recently, we have LOST retail services there - e.g. the Kent Aluminium Hardware store

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45100865 Table 9 - List of Sites - Borough Green and 0 Long Mill In an increasingly frantic and polluted country, and an area used by many, local and from further afield for recreation and leisure time, we should acknowledge the value of NOT crowding and overdeveloping any more than is necessary. I would like to submit my objection to the proposed housing development in Borough Green.

45101089 Table 9 - List of Sites - Borough Green and 0 Long Mill This will destroy more of Kent's Green belt land that is being over developed. The village infrastructure is already strained, Doctors surgery, water, electric, roads, parking, buses, schools and the sewer system, this has failed recently multiple times. The consultation is also far too complicated with too much jargon and needs to be easier to understand and easier to access as many people in the village have no knowledge of it. The Relief Road

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

45110625 Table 9 - List of Sites - Borough Green and 0 Long Mill TMBC's proposals largely avoid the question of the vast increase in road traffic which would result from the construction of thousands of houses. They ignore, too, the fact that quarrying and landfill activity will continue during and after that construction phase. They do not even insist on the completion of the relief road before construction of houses begins; nor do they properly address the resultant increase in traffic from the anticipated housing. In short, any conceivable relief will be annulled and the existing inadequacies of local roads will in fact be exacerbated.

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

45110625	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Green Belt Land</p> <p>The proposed site lies within Green Belt boundaries and the relevant legislation only permits development of such sites under exceptional circumstances. TMBC still fails to explain any such "exceptional circumstances" which would legitimately allow a development of this magnitude on Green Belt land. The Council's desperate desire to allow the building of thousands of houses on this site does not in and of itself constitute "exceptional circumstances".</p> <p>Notwithstanding the presence of working quarries and landfill sites, this is not as a whole a brownfield site and that argument cannot be used to justify such development of Green Belt land. The whole purpose of Green Belt land is to provide separation between settlements and such land cannot be used for development purposes while other sites exist. TMBC needs to look further for alternatives.</p>	<p>Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>
45110625	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>North Downs Area of Outstanding Natural Beauty (AONB)</p> <p>TMBC's proposal envisages the building of houses right to the boundary of the AONB: a self-evident absurdity. The outstanding natural beauty of a defined area does not suddenly begin or end at a line which defines the AONB drawn on a map. Its beauty depends also on the area in which it sits. The existing view across the Weald from the top of Wrotham Hill is largely one of open fields, woodland and small village settlements, many of which have sat in harmony with the landscape for hundreds of years. TMBC's proposal would turn a large part of that view into an urban sprawl: precisely what Green Belt legislation and the establishment of AONBs were intended to prevent. How can councillors and officers, presumably of some education, support such self-evident absurdities?</p> <p>Local services</p> <p>There is a long list of other factors which makes TMBC's proposals totally unacceptable. Many of these seem to have been skimmed over in the pious hope that their absence will not be noticed. I do not see any satisfactory provision of low-cost housing or the provision of good quality council houses for rent. There is a remarkable lack of detail on matters such as the provision of medical services and school places. What detail there is often flies in the face of actual fact. How is it envisaged that public transport will be improved, given the current parlous state of transport links? The local water supply, increasingly under threat from more frequent droughts, and heavily dependent on extraction from already depleted aquifers, is operating close to its maximum capacity and the accompanying sewage system is clearly inadequate even for the existing population. Again, how can councillors and officers even think of the construction of vast numbers of new houses in the face of such clear evidence?</p>	<p>Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance.</p>
45110625	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>I recognise that TMBC is under pressure from many directions: from what one might laughingly call central government; from Kent County Council; from private individuals and companies whose motive is profit plain and simple. The proposals no doubt look attractive to councillors, but that does not of itself make them sensible or desirable for the communities liable to be so negatively affected. I am deeply suspicious of the fact that the driving force behind this whole proposal appears to be a consortium of landowners, whose principal interest is financial. TMBC must remember that it has a legal responsibility to residents to ensure that proposals are objective, based on the best information available and do not, for convenience's sake or for less worthy motives, unduly favour minorities of the community whose interests run against those of the community at large</p>	<p>Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>

Borough Green Garden City 59830.

This proposal is a vastly disproportionate development which will adversely affect Ightham & Borough Green.

The only beneficiaries are the developers who gain hugely at the expense of the rest of the community. Yet more increased pressures on our already stretched infrastructure, not to mention the extra pollution created by more traffic.

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

45175841

Table 9 - List of Sites - Borough Green and 0 Long Mill

There is an appalling parking situation in Borough Green currently.

With the additional housing saturation the density of traffic congestion will be intolerable.

\* OBJECT

\* The site 59830 is on Green Belt land, which is protected. The sand pits have restoration rights under the KCC mineral consent to be filled in and turned back into green fields.

\* The site 59830 is adjacent to Kent Downs Area of Outstanding Natural Beauty that has been designated for conservation due to its significant landscape value.

\* Loss of green wedge separating different villages, which impacts the specific individual identity of the villages.

\* The proposed Relief Road (site 59830) is not a bypass and will not help Borough Green and St Mary's Platt regarding their current A25 traffic plight but will simply generate thousands of new vehicles into the community and onto the A20, A227 and A25. Any form of bypass for the parishes should be via a West Kent Bypass that enables the M26 to connect with the A21 in the vicinity of M25 J5 Sevenoaks, which would alleviate the traffic in all the villages in the area. This could be achieved by the construction of the long-overdue missing J5 slip roads. The proposed Relief Road is simply a "red herring". Its sole purpose is to try to come up with the only very special circumstance to be able to build mass housing on green belt land. It has also been stated that KCC has declined to provide any financing for the proposed road.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

\* The plan of 3000+ houses is completely disproportionate in view of the villages and the related infrastructure.

\* We already have Kings Hill (Garden City) just a few miles from the site. The area does not need multiple Garden Cities in close proximity, since this just adds to the use of car within the borough due to poor public transport links.

\* Finally, on the 26th of November, in his first PMQs the Prime Minister Rishi Sunak stated that he wants to adopt a brownfield first approach on building new housing and is committed to protecting the Green Belt. Therefore I believe houses required should be primarily built on brownfield sites, protecting the Green Belt land and our countryside for future generations.

25405985

Table 9 - List of Sites - Borough Green and 0 Long Mill

I am alarmed to see that any green space in the village is earmarked for future housing.

Comment noted.

45190305

Table 9 - List of Sites - Borough Green and 0 Long Mill

There doesn't seem to be any regard for those who live in Borough Green who might appreciate seeing a green area.

45220513	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>[59830]</p> <p>I wish to put on record my complete objection and total opposition to the proposed Borough Green Garden City of 3000 houses, that will help destroy the Area of Outstanding Natural Beauty here around Borough Green.</p> <p>This should NOT be allowed to proceed.</p> <p>We have lived in Ightham for a long time, first in Oldbury and then in the Village, so have seen many changes over the years - but the current local plan, in particular Borough Green Gardens and other smaller developments around the village - is of extreme concern. TMBCs housing requirement to build on the Green Belt in an area of outstanding natural beauty in and around Borough Green - thereby joining the historic communities of Ightham, Borough Green, Wrotham and Platt - is wholly disproportionate and unsustainable. In reality, this will be urban sprawl without adequate infrastructure.</p>	Comment noted.
45222273	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Congestion</p> <p>The roads are already of major concern. If Borough Green Gardens was to be approved along with any of the smaller developments it would simply increase the traffic chaos already experienced on all surrounding routes. The A227 through Ightham currently struggles with the weight of traffic and this would increase dramatically.</p> <p>Borough Green Railway Station struggles with the number of people using the service. Many commuters drive to Sevenoaks, Hildenborough or Tonbridge Stations, where trains are more frequent and the likelihood of getting a seat more likely. So increased development will again add a significant percentage of commuters to already congested roads.</p> <p>Pollution We understand that Borough Green is already recognised as an Air Quality Management Area.</p> <p>Borough Green Sandpit - an area identified as an import resource in the Kent Mineral Plan. This development would remove the bulk of green belt land and would have a serious and irreversible impact on the Kent Downs AONB. The pits and quarries form part of the Kent Strategic Mineral Plan which provides the legal framework to eventually back-fill and return to the Green Belt - this is not land for development.</p> <p>Whilst we understand that new housing is needed we strongly object to these proposed developments and [59830]</p> <p>My objections for the creation of the Borough Green Garden City.</p> <p>This should not happen and will be fought by all those in wrotham and borough green.</p>	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The council is required to have regard to the Kent Minerals and Waste Local Plan and decisions will be taken in accordance with it. The Council is commissioning a Green Belt Study to support the new Local Plan.
45222369	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>The development land is on a green belt site which you are not allowed to build on.</p> <p>The environment issues with pollution in these low pollution areas.</p> <p>The wildlife and habitat being killed off for the purpose of mass buildings.</p>	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

I would like to make some comments about the following site in your proposed local plan:

Borough Green Garden City, site no- 59830- mixed use 3000 + dwellings

As a resident of Ightham, I feel the above proposed plans would have a huge impact on us and our surroundings.

There would be a loss of the Metropolitan Green Belt

It would be a harmful development in an AREA of OUTSTANDING NATURAL BEAUTY

There would be increased traffic through the village of Ightham on the A227, A25 and the country lanes, which have so much more traffic already than 30 years ago when I grew up here.

There would be an impact of overdevelopment on our historic village

There would be a loss of the 'green wedge' between Ightham and Borough Green

Ightham and Borough Green would be adversely impacted should the hugely disproportionate development of Borough Green gardens go ahead.

The impact of the massive increase in pollution from all the extra cars in the village would also be huge on wildlife and childrens lungs.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List of Sites - Borough Green and 0 Long Mill

45222625



I wish to formally register my opposition of local plan regulation 18.

I am a resident of [redacted] and strongly oppose the plans under consultation for the development of large volumes of housing in and around our beautiful historic village. The local residents are incredibly proud and respectful of the history of the village and yet these crass plans are being made with no regard for the preservation of the wonderful area.

My main concerns over the impact on the village are:

- the loss of our metropolitan green belt: specifically classified to protect the area from development and preserve the stunning countryside

- the serious development of thousands of houses in the Kent downs area of natural beauty. Again, the status of the area has been classified to mark the natural beauty of the area; this will absolutely be devastated if the plans go ahead

- untenable strain on the infrastructure of the area, both in terms of the increased traffic on already very busy roads (a227 and a25) and on the local services

- a loss of the green spaces around the village that are currently enjoyed by the villagers and by visitors to the area

Table 9 - List  
of Sites -  
Borough  
Green and

45222753

0 Long Mill

- the impact on the small villages of Ightham and borough green will be hugely disproportionate. The villages will be completely drowned by the new dwellings proposed and the area would be unrecognizable

My opposition is raised against Borough Green Garden City 59830 .  
[59830]

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and

45222849

0 Long Mill

I would like it noted that I do not wish for plans for 59830 to go ahead. This will be detrimental to all living in and around Borough Green and Wrotham Heath. The roads are already busy with traffic. When there is a problem on the A25, cars do a detour through Platt and down Windmill Hill. Windmill Hill is a lane designed for one car widthways. I have a dog that I walk up this lane and cars already drive too fast up and down the lane and I have to jump out of the way. With the increase of traffic, this will increase the chances of a nasty accident.

One lady has already been injured by a truck coming down the road.

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

[59830]

My views are concerning the lack of infrastructure that we experience in Borough Green, Platt and Wrotham. Our request for M25 J5 slip road goes unheeded. The through traffic together with local vehicles already clog our roads.

The building of new houses on such an enormous scale will cause a nightmare situation regarding not only traffic along A25 & A20. but all essential facilities. Our local doctors, hospitals, senior schools, parking for shops and railway cannot possibly cope with the influx of such a deluge of people. Even the congregation of our village churches are forced to park in our narrow lanes on Sundays. Endless traffic.

However, the biggest and most important issue is; robbing us of an AOB. We cannot allow the concreting of a natural area at the foot of the downs. Increasing noise levels and light pollution.

25152225	Table 9 - List of Sites - Borough Green and 0 Long Mill	I strongly object to a plan which destroys our small amount of greenery, in order to build a concrete dormitory town.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45272545	Table 9 - List of Sites - Borough Green and 0 Long Mill	[59830] Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever	Comment noted.

I am writing to strongly object to the proposed Local Plan regarding site 59830 and the mass housing proposal at Borough Green Gardens.

On 12 September 2018, i was shocked to witness 39 of [redacted] vote for support of the order of 3,000 houses on Metropolitan Green Belt adjoining an Area of Outstanding Natural Beauty, when over 11,700 sites were identified as suitable and achievable that were not in the green belt. Under this latest 2022 Local Plan consultation I again note that a Site 59830 BGGC has come forward via the Call for Sites process. I object.

I am a firm believer that where land has been identified and deemed both successful and achievable for development that this land should be exhausted prior to any consideration of removing land from the green belt, let alone any consideration of impacting our North Downs Area of Outstanding Natural Beauty (AONB). This is the North Downs Area of Outstanding Natural Beauty within the Kent countryside and the Garden of England. It is an area of extremely special environmental significance, interest and unique, yet rare and fragile parish life. The community is a collection of small rural villages, but this proposed scheme will turn the community into a vast urban area as a new Town the size of Tonbridge.

The proposed development plans to build right up to the boundary of the AONB at Ightham which causes serious harm to the setting of the AONB. The view from the North Downs into our valley is one of open fields, woodland with just church spires marking our small rural settlements. This would become an urban landscape destroying the setting and views into and out of the AONB.

The whole site is one of 'Metropolitan Green Belt' needing Exceptional Circumstances to allow development. We are told that we need a new relief road for the A25 and therefore this relief road will be the exceptional circumstance to enable justification for removing 143 hectares of land from our historic countryside green belt. This is not a relief road for the A25 but a housing estate access road to enable thousands of vehicles in and out of the mass housing estate itself.

As for the vehicles and the increase in traffic generated by an extra 3,000 houses, there will also be circa 15 years of accelerated sand extraction and landfill, plus construction traffic, all using the existing A25 and A227. This is due to Tonbridge and Malling Borough Council not insisting on completion of the relief road before house construction commences.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45272801  
Table 9 - List of Sites - Borough Green and 0 Long Mill

[59830]

Stop the proposed development of 3000 houses that will destroy the greenbelt, the habitat of our wildlife, birds and trees. TMBC have a responsibility to reduce its impact on global warming, building on this scale on precious greenbelt land will have far reaching devastating consequences, our rural no way of life will be lost forever, once this land and all it holds is gone, it is gone.

This proposed development will turn the area into a conurbation larger than Tonbridge itself, the impact will be felt far beyond the immediate villages. This so called oven ready deal has handed 43% of TMBC planners entire housing requirement, these plans are totally disproportionate and must be stopped.

This proposal has not been made by people who understand and respect our greenbelt land, or by those who are worried about the wider implications and want to take measures to protect our planet and reduce global warming.

We do not have the infrastructure to support a development of this scale, our water and sewage systems struggle, as it is.

Please do the right thing and STOP this development, go back to the drawing board and identify brown fill land and land other than our greenbelt in areas of outstanding natural beauty.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45273761  
Table 9 - List of Sites - Borough Green and 0 Long Mill

42718337	Table 9 - List of Sites - Borough Green and Long Mill	i object to 59830 due to the individual towns and villages being lost as one urban sprawl with loss of all green belt and open countryside areas.	Comment noted.
45332833	Table 9 - List of Sites - Borough Green and Long Mill	[59830] Stop Borough green garden city, protect the countryside and AONB. Once its gone its gone!	Comment noted.
45344993	Table 9 - List of Sites - Borough Green and Long Mill	[59830] Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone it is gone forever! I TOTALLY OBJECT TO THIS OVER DEVELOPMENT	Comment noted.
		[59830]  This has already been rejected once as completely unacceptable so why is it being considered yet again?  The plan to build all over Greenbelt countryside , including AONBs , is a destruction that would benefit no-one and bring chaos and misery to existing residents. It would add to existing traffic pressure and lack of parking facilities, exacerbate poor air quality and completely overload the local infrastructure ; the local doctors' surgery is already struggling with patient numbers .	
45345185	Table 9 - List of Sites - Borough Green and Long Mill	Substantially reducing the green spaces and the associated benefits that go with them will adversely affect existing residents and their children and bring misery to local villages Please stop this now !	Comment noted.
45345473	Table 9 - List of Sites - Borough Green and Long Mill	[59703, 59617] *image* [59830]  I object to this proposal, it is Greenbelt and Area of Outstanding Natural Beauty, and has been dug up and ruined and now we want our fields back again. We have suffered for decades with quarries and sandpits, we should have the chance to enjoy our countryside again. We put up with this destruction because you promised it would be restored when the sand and stone was exhausted. These companies have made millions from selling the sand, and then filling the holes with rubbish, enough is enough We are small rural villages, and the whole idea of Greenbelt was to prevent us being swallowed up by urban sprawl, it has to be treated as sacrosanct.	Comment noted.
45363521	Table 9 - List of Sites - Borough Green and Long Mill	We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now. Once built on this land is lost forever, and we are already suffering problems of food supply caused by the war in Ukraine	Comment noted.

25100225	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59830] Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever. [59830, 59709, 59748]  We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now	Comment noted.
45366273	Table 9 - List of Sites - Borough Green and 0 Long Mill	I wish to register my objection to this proposal, all our infrastructure is operating at capacity already, and will not cope with anymore.  I also believe that Gough Cooper field 59748 are Green Wedges preventing our villages coalscing [59830, 59748, 59843]	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45366497	Table 9 - List of Sites - Borough Green and 0 Long Mill	We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now  I also object to Sites 59748 and 59843. These are all Greenbelt and more importantly they provide separation between our villages, preventing urban sprawl  [59830, 59748, 59843]  I found the volume of documents completely baffling and unnecessarily complicated  I object to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our land back again.	Comment noted. Regarding the Green Belt, the Council is commissioning a Green Belt Study to support the new Local Plan.
45366849	Table 9 - List of Sites - Borough Green and 0 Long Mill	We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now  I also object to Sites 59748 and 59843. These are all Greenbelt and more importantly they provide separation between our villages, preventing urban sprawl [59830]  I found the volume of documents completely baffling and unnecessarily complicated.  I object to this proposal, it is greenbelt land and has been dug up and ruined for years and not we want it back again.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45367137	Table 9 - List of Sites - Borough Green and 0 Long Mill	We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now.  [59830, 59843, 59748]	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45367329	Table 9 - List of Sites - Borough Green and 0 Long Mill	*image*	Comment noted.

45367489	Table 9 - List of Sites - Borough Green and 0 Long Mill	[59830, 59843, 59748] *image*	Comment noted.
45367553	Table 9 - List of Sites - Borough Green and 0 Long Mill	[59830, 59748, 59843] *image*	Comment noted.
		[59830]  I was born in [redacted], and have lived here [redacted], and have seen these huge developments built in our village, and each one has brought problems. We are currently living through the increase in violence, vandalism and anti-social behaviour caused by your ill-judged development at Isles Quarry West. You cannot keep building new houses without improving infrastructure and services, doctors, schools, sewage, transport roads and all the rest - you must resolve the existing problems of overcrowding before you bring in even more people.	
45367777	Table 9 - List of Sites - Borough Green and 0 Long Mill	I wish to register my objection to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our countryside back again.  We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now  [SITE REF: 59830]	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45369953	Table 9 - List of Sites - Borough Green and 0 Long Mill	Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever. Absolutely ridiculous trying to create another King's Hill where we have no infrastructure for current levels of traffic, something that is not being recognised even currently. Absolutely object to building on green belt land. Kent is the garden of England and you are trying to change it. Look at areas better suited. Tonbridge is much better use of its facilities and has facilities to accommodate it.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45375745	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59830]  Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever.	Comment noted.

[59830]

Stop the proposed development of 3000 houses that will destroy the greenbelt, the habitat of our wildlife, birds and trees. TMBC have a responsibility to reduce its impact on global warming, building on this scale on precious greenbelt land will have far reaching devastating consequences, our rural way of life will be lost forever, once this land and all it holds is gone, it is gone.

This proposed development will turn the area into a conurbation larger than Tonbridge itself, the impact will be felt far beyond the immediate villages. This so called oven ready deal has handed 43% of TMBC planners entire housing requirement, these plans are totally disproportionate and must be stopped.

This proposal has not been made by people who understand and respect our greenbelt land, or by those who are worried about the wider implications and want to take measures to protect our planet and reduce global warming.

45376097	Table 9 - List of Sites - Borough Green and 0 Long Mill	We do not have the infrastructure to support a development of this scale, our water and sewage systems struggle, as it is. Please do the right thing and STOP this development, go back to the drawing board and identify brown fill land and land other than our greenbelt in areas of outstanding natural beauty.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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[59830]

25407553	Table 9 - List of Sites - Borough Green and 0 Long Mill	Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever" Also, Borough Green does not have the infrastructure to support any more houses. Western Road is a bottleneck, how will it cope with anymore traffic?	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
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45379681	Table 9 - List of Sites - Borough Green and 0 Long Mill	[59830] Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever We haven't long moved there and this would totally overpopulate our lovely village.	Comment noted.
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45379777	Table 9 - List of Sites - Borough Green and 0 Long Mill	[59830] Borough Green Garden City is no welcomed by anyone in the local community and to carve up our countryside and cover yet more of Kent in concrete is an absolute travesty to the community and to the local wildlife.	Comment noted.
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[59830]

Borough Green gardens

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developers pockets.

We also need to prevent development on site 59709, 59843, 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

Table 9 - List of Sites - Borough Green and 0 Long Mill

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - Build up North.

[59830]

Dear Sir,

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

So I OBJECT to Site 59830 Borough Green Gardens.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.

[59830]

Borough Green Gardens site

Dear TMBC,

I found the volume of documents completely baffling and unnecessarily complicated

I object to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our land back again.

We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now

I also object to Sites 59709, 59748 and 59843. These are all Greenbelt and more importantly they provide separation between our villages, preventing urban sprawl.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45384929

45385953

45386561

[59830]

Borough Green Gardens

Dear TMBC,

I found the volume of documents completely baffling and unnecessarily complicated

I object to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our land back again.

We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now

I also object to Sites 59709, 59748 and 59843. These are all Greenbelt and more importantly they provide separation between our villages, preventing urban sprawl  
[Sites 59830, 59709 59843, and 59748]

Site 59830 Borough Green Gardens

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We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just line developer's pockets.

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.

[Site reference 59843 and 59748]

We also need to prevent development on site [59709], 59843 and 59748 these green belt open spaces maintain the separation between our village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north.

[Site reference 59843 and 59748]

We also need to prevent development on site [59709], 59843 and 59748 these green belt open spaces maintain the separation between our village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

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45386849

Table 9 - List of Sites - Borough Green and 0 Long Mill

45388417

Table 9 - List of Sites - Borough Green and 0 Long Mill

45388417

Table 9 - List of Sites - Borough Green and 0 Long Mill

42543361

Table 9 - List of Sites - Borough Green and 0 Long Mill

[ Sites 59830, 59709 and 59748]

Borough Green Gardens Site 59830

I wish to register my objection to this proposal, all our infrastructure is operating at capacity already, and will not cope with anymore.

45388641	Table 9 - List of Sites - Borough Green and 0 Long Mill	We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now  I also believe that Darkhill Farm 59709 and Gough Cooper field 59748 are Green Wedges preventing our villages coalscing	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45388897	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59843 and 59748]  We also need to prevent development on site [59709] 59843 and 59748 these green belt open spaces maintain the separation between out village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45389025	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59843 and 59748]  We also need to prevent development on site [59709] 59843 and 59748 these green belt open spaces maintain the separation between out village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Reference numbers 59779, 59827, 59825 - which forms part of the Tonbridge & Malling Local Plan.

- \* All three proposed sites are on Back Lane
- \* At least two sites would access onto Back Lane maybe all three
- \* Possibility of 170 plus houses
- \* Because of the rural location most houses would have at least two or more cars
- \* Shipbourne is served by a very poor bus service
- \* Back Lane is part of a cut through between the A26 Hadlow and A21 Hildenborough
- \* Back Lane has a 30mph speed limit most vehicles do not adhere to it
- \* Back Lane is not a safe road to walk or cycle along
- \* Back Lane has a primary school at its western end any added traffic would make it more dangerous to children and parents dropping off or collecting

45389377	Table 9 - List of Sites - Borough Green and 0 Long Mill	<ul style="list-style-type: none"><li>* Access onto the A227 can be difficult the crossroads are dangerous with multiple accidents each year</li><li>* Shipbourne school is not large enough to take an influx of children</li><li>* Current electricity supply, sewage and drainage would not cope with an increase in housing [site reference 59830]</li></ul> <p>Borough Green Gardens site 59830</p>	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45389409	Table 9 - List of Sites - Borough Green and 0 Long Mill	I found the volume of documents completely baffling and unnecessarily complicated. I object to this proposal it is green belt land and has been dug up and ruined for years and now we want our land back again. We do need houses but not at this cost annual relief road will not work because 3000 houses will do generate more traffic than we have now.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45389409	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59748 and 59748]	
45389409	Table 9 - List of Sites - Borough Green and 0 Long Mill	I also object to sites 59748 and 59843. These are all green belt and more importantly they provide separation between our villages preventing urban sprawl.	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45389569	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59843 and 59748]	
45389569	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site [59709] 59843 and 59748 these green belt open spaces maintain the separation between our village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

[Sites 59830, 59709 59843, and 59748]

Site 59830 Borough Green Gardens

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just line developer's pockets.

45389857	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North. Borough Green Gardens	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45389665	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59830]  I wish to register my objection to this entire scheme it is green belt land and has been dug up and ruined for years and now we want it back again. we do need houses but not at this cost.	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45390081	Table 9 - List of Sites - Borough Green and 0 Long Mill	Borough green garden site 59830  We do need houses but not at this cost and a relief road will not work because 3000 houses will generate more traffic than we have now. I wish to register my objection to this proposal all of our infrastructure is operating at capacity already and will not cope with anymore.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45390081	Table 9 - List of Sites - Borough Green and 0 Long Mill	I also believe that dark Hill Farm 59709 and Gough Cooper field 59748 are green wedges preventing our villages coalescing.	Comment noted.
45390113	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59843 and 59748]  We also need to prevent development on site [59709] 59843 and 59748 these green belt open spaces maintain the separation between our village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

[Sites 59830, 59709 59843, and 59748]

Site 59830 Borough Green Gardens

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45390177	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45390209	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59843 and 59748]  We also need to prevent development on site [59709] 59843 and 59748 these green belt open spaces maintain the separation between our village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north. [Sites 59830, 59709 59843, and 59748]	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
		Site 59830 Borough Green Gardens	
		We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.	
		We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just line developer's pockets.	
42713377	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45390753	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site reference 59843 and 59748]  We also need to prevent development on site [59709] 59843 and 59748 these green belt open spaces maintain the separation between our village is an have a crucial amenity value. This area is groaning under the overpopulation already anymore and we will grind to a halt. Remember levelling up- build them up north.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

[Sites 59830, 59709 59843, and 59748]

Site 59830 Borough Green Gardens

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We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just line developer's pockets.

45391201	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North. [Sites 59830, 59709 59843, and 59748]	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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Site 59830 Borough Green Gardens

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just line developer's pockets.

45393761	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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[Sites 59830, 59709 59843, and 59748]

Site 59830 Borough Green Gardens

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just line developer's pockets.

45394081	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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[59830]

We live at [redacted], Borough Green and I would like to express our disagreement with the plans to build this Borough Green Garden City.

This is greenbelt country, what's the point in having this, when it seems you just build on it anyway!!

The traffic is so bad on Wrotham Road, imagine when 6000 plus more cars are on the road too.

45394657	Table 9 - List of Sites - Borough Green and 0 Long Mill	We totally disagree with the plan as this will be on the back of our property. It will cause so many more problems for us and Borough Green  STOP BOROUGH GREEN GARDEN CITY, PROTECT OUR GREENBELT AND AONB ONCE IT HAS GONE, IT HAS GONE FOR EVER	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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Gracelands 59720

Gracelands 59871

Rectory Lane 59770

Ismays Road 59608

Ightham Bypass 59872

Borough Green Garden City 59830

I have many objections, but the main ones are

1) The local infrastructure is already under enormous strain

2) The local road network, with many narrow lanes, will be unable to cope with the additional traffic

3) It s unacceptable to build such a massive development so close to and around the A25, which is already is already overburdened with traffic passing from the M26 to the M25.

4) Building on the green wedge between Ightham and Borough Green will will destroy the character of the ancient village of Ightham and will be hugely harmful to the beauty and tranquility of the AONB that is this area

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

45414305

Table 9 - List of Sites - Borough Green and 0 Long Mill

Table 9 - List of Sites - Borough Green and 0 Long Mill

[site 59830]

45414465

0 Long Mill

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever"

Comment noted.

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic. If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing

45414465

[Site 59830]

I wish to strongly object to site 59830 Borough Green Gardens

This is green belt land that has already been dug up and despoiled for decades.

It has only now recovered to country side and is full of life.

This Greenland is vital to health and well-being and is not suitable for a mass 3000 housing estate.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

The infrastructure cannot cope in BG , with gridlocked roads, broken sewerage systems and other problems. A relief road as part of the BG proposal will be no solution with the volumes an extra 3000 houses entails.

The land and environment is who'll unsuitable for a large scale housing development and must be stopped.  
[SITE REF: 59830]

45414561

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

STOP . Borough Green Garden City. Protect the Green belt.

Save our historical villages being swallowed up by infrastructure.

Save our countryside and Wildlife.

45428641

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

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

[SITE REF: 59830]

OBJECTIONS: Coalescence of Settlements:

45428961	Table 9 - List of Sites - Borough Green and 0 Long Mill	59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45428961	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REFS: 59843 and 59748] OBJECTIONS: Coalescence of Settlements: 59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45428961	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59492] OBJECTION : Existing use essential 59492 Western Rd carpark - shortage of parking	Comment noted.
45428961	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59493] OBJECTION : Existing use essential 59493 Station Carpark - shortage of parking	Comment noted.
45428961	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59489] OBJECTION : Existing use essential 59489 Crowhill Green - residents green space and recreation	Comment noted.
45428961	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59877] OBJECTION : Greenbelt 59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house	Comment noted.

I wish to comment on how the local plan affects Ightham and Borough Green.

My Name is [redacted] and I live close to Ightham.

I understand that we need to build some new houses in and around Borough Green.

At this stage I am not commenting on the number of houses or where they should be.

My most serious concern is the effect the development will have on traffic

The traffic is already slow, and often at a standstill, especially through Borough Green.

In addition to making everyday life more difficult. the increase in traffic will cause appallingly air quality ,leading to serious medical effects.

42756833	Table 9 - List of Sites - Borough Green and Long Mill	It is vital that a bypass or bypasses round Borough Green are made., and completed BEFORE other works are started. This needs to be clearly stated. [SITE REF: 59767]	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45428961	Table 9 - List of Sites - Borough Green and Long Mill	OBJECTION : Greenbelt 59767 - Greenbelt - TMBC have already rejected this site for housing [SITE REFS: 59732 AND 59829]	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45428961	Table 9 - List of Sites - Borough Green and Long Mill	NO OBJECTIONS 59732 - Novello - Historic landfill 59829 - Joco Pit - Greenbelt	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

These two sites are the entrance to the estate where I live. I wholeheartedly DISAGREE with the proposal to build on these sites. The reasons being:-

\* When we purchased our home we were told that these two green sites neither of which are particularly big-would remain as they were. This being one of the main reasons we purchased our property.

\* The greens are a little oasis in the middle of a built up area.

\* It is already a nightmare trying to exit our estate to join traffic to go onto the main Rd at the traffic lights. It can take up to 15 minutes to get out. It is going to get worse with the new estate being built in New Road. Our local GP surgery is already the largest in the area. It is nigh on impossible to get a face to face with a GP. Paydens chemist is having difficulty dealing with the large number of Prescriptions. They outsource a lot of them and you spend ages in a queue to be told one back in half an hour. With more people and houses I dread to think what will happen. It is a fiasco now, will the schools be able to cope ,probably not. The bus services are being curtailed and that means many more cars on the roads.

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

Will the infrastructure be enough to accommodate more building in the area. I think not.

\* I thought we were all being encouraged to plant trees and this projects as far as I can see will be pulling them up.

45435265	Table 9 - List of Sites - Borough Green and 0 Long Mill	* I know that people need to be housed and there is a problem. This should be done responsibly not just to shove a few houses in where there is a space.  * I am in my twilight years now and was hoping to spent it on the lovely estate we have created please do not spoil it now,
45436801	Table 9 - List of Sites - Borough Green and 0 Long Mill	Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever"

Comment noted

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing

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

Table 9 - List of Sites - Borough Green and O Long Mill

25098209

[SITE REF: 59830]

I write to strongly object to tmbc local plan to build 3000 new homes in the area. I understand that Greenbelt & AONB are under threat, there are enough unconstrained sites around which common sense would dictate should be used. We have long been promised a relief road and the missing junction for M25 the absence of which already brings a lot of traffic including HGVs to our villages. As a Borough Green resident I can confirm that this heavy traffic and the poor air quality that comes with it, has an adverse effect on the health of adults and children who walk to school having to pass close to heavy vehicles and their toxic emissions. Losing AONB would have a negative impact on our well-being and on the wildlife that currently flourishes in these areas which may well be lost should these plans be allowed to proceed.

If these plans go ahead, our current infrastructure, which is already under strain, will not be able to cope with additional traffic, both in the building of new homes but also the many vehicles which would be brought into the area by new residents. How will our GP surgery (already under strain) be able to manage all these extra patients? The short answer is that they won't. The same can be said for schools, public transport (already unreliable and over subscribed by school children), We have seen our sewerage and water companies struggling with the hot summer of 2022 to know that they just would not be able to manage to provide services to new homes on this massive scale.

The many sandpits and landfill sites in the area cannot be built upon without major work to check possible toxic contamination. Much work would be needed to level off deep sandpits to make suitable for building the cost of which to tax payers would be phenomenal.

There would appear to be much to object to in these plans; I hope common sense prevails and these plans be abandoned.

[SITE REF: 59830]

As a resident of [redacted] the whole idea of a City on our doorstep is abhorrent, building on Green Belt Land destroying the concept of surrounding Villages and Village Life not to mention the outstanding beauty of this areas fantastic countryside, much of this would be destroyed by a concrete jungle with all the disadvantages this brings.

Namely loss of natural habitat for much of our local wildlife, from insects, butterflies, birds, foxes, badgers and like.

Pollution would be much greater as would air pollution making climate change a joke and defeating the object of all of our efforts to try to cont Frankly we barely seem to be able to cope with the services we have at present, partly due to the pandemic, but certainly we need to be running well in all aspects before contemplating exacerbating the problem.

As a Country we need to get to grips with illegal immigration which will increase the need for housing putting all services in an impossible Position.

We have blocks of flats/homes which have been vacant for several years just up the road going to wrack and ruin and there must be similar buildings around. Perhaps this should be investigated first!!!!

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

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

45444161

Table 9 - List of Sites - Borough Green and 0 Long Mill

45444225

Table 9 - List of Sites - Borough Green and 0 Long Mill

[SITE REF: 59830]

In response to the proposed developments in Ightham and Borough Green we have tried to make sense of the questionnaire online but quite frankly cannot understand much of the phraseology and the questions being asked. Our views are that we object most strongly to the number of proposed sites in Ightham and Borough Green Gardens, (what a lovely name for such an awful proposal), development of over 3000 dwellings which is in our opinion a gross overdevelopment which will impact our areas of Outstanding Natural Beauty and loss of much of the Metropolitan Green Belt, which will in turn encourage Urban Sprawl.

The coming and going of the extra vehicles generated by the proposed sites onto the A25, A227 Borough Green Road and Bates Hill will impact enormously to the congestion, safety, pollution and noise levels (which are already high) to our unique, precious and historic village. We wonder if the planners have ever walked through our village and taken note of the narrow pavements which at best are only on one side of the road and in places there are none.

On a personal note, we live in [redacted], a cut through between the A25 and Bates Hill, in a listed property (of which there are many in the village) which was built before the Battle of Trafalgar, with all the restrictions, maintenance and cost this incurs. It is a busy bus route so when traffic starts early in the morning, especially the double decker buses, our house shakes and a bit more plaster falls off the surrounds to our windows! In the circumstances we definitely do not need any increase to the traffic volume and let's protect the things that cannot be replaced, and the topography of the village.

45444513

Table 9 - List of Sites - Borough Green and 0 Long Mill

Therefore we would like these simplistic and unrealistic proposals to be rejected.

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

45444801

Table 9 - List of Sites - Borough Green and 0 Long Mill

[Site 59830]

would like to register my objections to planning permission in respect of the above site number. The area is unable to cope with the amount of proposed new homes without the provision of more schools, doctors, roads and amenities. This beautiful area will be destroyed and become so busy

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



Please see my comments below regarding the proposed site of Borough Green Garden City.

\* GREEN BELT: The land on which the development will be built was quarried under an agreement that it would eventually be returned to Green Belt once extraction was exhausted. Building a mass housing development cannot be considered returning the land to Green Belt by any stretch of the imagination. The developers claim this proposal will create more accessible public open space than currently exists, however, this ignores the fact that the whole of this land should be returned to accessible public open space under the agreement. Due to the negative impact on an area of Metropolitan Green Belt, exceptional circumstances will need to be demonstrated to justify any amendment to Green Belt boundaries.

\* CALL FOR SITES: The Call for Sites process resulted in a mix of land being put forward as available and successful for building which was sufficient for 11,700 houses, spread all over the borough. For some reason TMBC have chosen to ignore these in favour of a mass housing estate in the Green Belt. I like an explanation as to why the council think this is a feasible option.

\* SIZE: The plan will turn local villages into one large urbanisation the size of Tonbridge thereby destroying village life and ruining an area of outstanding natural beauty. Many people living in the vicinity of this proposed development moved from London because they wanted to live in a village and enjoy the beautiful countryside. This plan will ruin their enjoyment of this rural way of life. The view from the North Downs into our valley is currently open fields, woodlands with a few church spires. This mass housing development will scar the landscape for future generations. This proposed development accounts for around 44% of TMBC's entire housing target. Whilst I understand the need for additional housing, this needs to be spread throughout the borough so there is less impact on existing residents.

\* ROAD NETWORK: The plan does not include any improvements to the existing local road network to cope with the additional traffic resulting from the new housing. The relief road included in the proposal would simply funnel traffic onto or from existing roads without providing a solution to the congestion. The A20 from Wrotham Hill to Wrotham Heath is already extremely congested during peak times and will be considerably worse during the construction phase and after the development is completed, and with the additional [SITE REF: 59830]

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

25384001  
Table 9 - List of Sites - Borough Green and 0 Long Mill

45459361  
Table 9 - List of Sites - Borough Green and 0 Long Mill

OBJECTIONS: Coalescence of Settlements:  
59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge.

Comment noted.

[Site 59830]

I would like to lodge my opposition to proposed plans for 3,000 new houses in the village of Borough Green. I object for a number of reasons:

- \* This is greenbelt land and should not be considered for development. It has been designated as greenbelt land to preserve the green lung of the are and should remain as such.
- \* The council should prioritise brown field sites for development across the Borough rather than imposing large scale developments on Borough Green and the surrounding villages.
- \* The area's infrastructure is already under strain, with significant amounts of traffic at peak times on local roads. This plan does not seem to take any consideration of that fact.
- \* Our local services are already under pressure. With an extra three thousand homes and it's many thousands of inhabitants local services will not cope.
- \* This development will destroy bird and animal habitats in an Area of Outstanding Natural Beauty. Does the Conservative council want to be responsible for that in its heartlands?
- \* At a time when the climate emergency is beginning to impact weather in the South East, after a summer where temperatures reached 40 degrees celsius, it would be fool hardy to continue to bulldoze our green spaces and replace them with concrete houses and roads. We need to be protecting our green spaces for future generations.
- \* I believe this is not a sensible, considered solution to a housing need, but a quick fix presented by greedy landowners and developers who do not care about the future of our village communities.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

42790433	Table 9 - List of Sites - Borough Green and 0 Long Mill	I would also like to draw your attention to the length and complexity of the consultation document. There will be very many people who care greatly about their community but will not have the time or the ability to fill it in. As a council, you have the responsibility to be encouraging community input. I do not feel that the council has taken the time and trouble to develop a form that is community friendly.	
45459361	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REFS: 59843 AND 59748] OBJECTIONS: Coalescence of Settlements: 59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt.	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45459361	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59492] OBJECTION : Existing use essential 59492 Western Rd carpark - shortage of parking.	Comment noted.
45459361	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59493] OBJECTION : Existing use essential 59493 Station Carpark - shortage of parking [SITE REF: 59489]	Comment noted.
45459361	Table 9 - List of Sites - Borough Green and 0 Long Mill	OBJECTION : Existing use essential 59489 Crowhill Green - residents green space and recreation.	Comment noted.

45459361	Table 9 - List of Sites - Borough Green and Long Mill	[SITE REF: 59877] OBJECTION : Greenbelt 59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house.	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45459361	Table 9 - List of Sites - Borough Green and Long Mill	[SITE REF: 59767] OBJECTION : Greenbelt 59767 - Greenbelt - TMBC have already rejected this site for housing. [SITE REFS: 59732 AND 59829]	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45459361	Table 9 - List of Sites - Borough Green and Long Mill	NO OBJECTIONS 59732 - Novello - Historic landfill 59829 - Joco Pit - Greenbelt	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
	<p>Dear Sir,</p> <p>I am a resident in the TMBC area living at [redacted ] and I have the following comments on the proposed developments at Ightham and Borough Green on a number of grounds, principally:</p> <p>* Ightham and Ivy Hatch both lie within the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty (AONB) – many of the developments around Borough Green and Ightham will result in the permanent loss of this green belt land and will fundamentally change the character of the villages and the AONB countryside – There is no reason that would justify the abandonment of these protections and designations which have been fought for for several generations.</p> <p>* The A25 and A227 are already extremely busy and the additional traffic that will be generated by these new developments will put further pressure on local roads and infrastructure with no additional improvements planned (apart from what is essentially an access road to the Borough Green Garden Village site)</p> <p>* Trains to and from London are very busy in rush hour. Regardless of whether the new residents travel by road or rail to work / school / for social use, all the transport infrastructure will be under significantly more strain from the many thousands of new homes proposed for these sites</p> <p>* The Borough Green Garden Village (59830) and Gracelands developments (59720 and 59871)) in particular are wholly disproportionate to the local area and will be an overdevelopment of a small village (Ightham) which will fundamentally change the character of this historic village and overburden its infrastructure. The sites are also on green belt land which separates the villages of Ightham, Borough Green and Wrotham.</p>		
45474465	Table 9 - List of Sites - Borough Green and Long Mill	OBJECTIONS: 59830 Borough Green Gardens: The sites are on Green Belt and AONB land and the scale of the development is vastly out of proportion with the existing villages. The plans won't address traffic issues because so many houses will generate extra traffic. The sites separate Borough Green from Wrotham and Ightham. If this site	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

As a resident of Shipbourne I wish to register my disagreement with the proposed development of areas within Shipbourne reference: 59779/59827/59825.

These areas are cannot cope with further residential sites.

The VILLAGE of Shipbourne already has a drainage problem, with only one small village primary school, local Doctors surgeries are overrun there are no NHS dentists available for the already local residents.

We already have a very minute bus service which is under threat of being reduced which would mean more cars on the road having an impact on the environment.

The proposed sites are on small village lanes and therefore congestion is inevitable.

45622849	Table 9 - List of Sites - Borough Green and 0 Long Mill	This would mean major infrastructure being put in place causing problems for the local residents.  This is a small village which would loose it's Area of Outstanding Beauty if social housing is put in place and we would no longer be classed as a village.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan
45624673	Table 9 - List of Sites - Borough Green and 0 Long Mill	Dear Sir, I wish to register my objection to this entire scheme, it is greenbelt land and has been dug up and despolied for decades, we want our greenspace back again. We do need houses, but not at this cost	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45624929	Table 9 - List of Sites - Borough Green and 0 Long Mill	I wish to register my objection to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our it back again. We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45624961	Table 9 - List of Sites - Borough Green and 0 Long Mill	We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty. So I OBJECT to Site 59830 Borough Green Gardens We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded are and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets. We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between out villages and have a crucial amenity value. This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up -build them up North.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45625121	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.</p> <p>So I OBJECT to Site 59830 Borough Green Gardens</p> <p>We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.</p> <p>We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value. This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.</p> <p>We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.</p>	<p>Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>
45625217	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.</p> <p>This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.</p> <p>Re: Local Plan - Site 59617 and 59703</p> <p>We are writing to strongly object to the proposed residential site in Potash Lane Platt.</p> <p>The field, good agricultural land, is in the Green Belt and outside the village envelope. It is adjacent to the Conservation Area of Pigeons Green and would obscure the view from listed buildings.</p> <p>Access is from three single track lanes, Long Mill, Boneashe and Potash, all unsuitable for HGVs. The small green at Pigeons Green is already being damaged by large vehicles.</p> <p>Several properties in the area have no parking and so vehicles have to be parked in the lanes.</p>	<p>Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>
45625409	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Any development in the field for housing would dominate and totally change the character of the area. Our own home and that of our next door neighbours are in [redacted]. The field, which is considerably higher, runs behind and beside the two properties.</p> <p>Please confine development to outside the Green Belt and Areas of Outstanding Natural Beauty.</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.</p>

45625633	<p>Shrublands, Paddock Close Platt TN158 NN</p> <p>We object to the building of houses at the above. the roads are already congested and become gridlocked as soon as the there is an obstruction or delivery on any of the roads. Access for HGVs would be extremely difficult and these would cause disruption to normal movement of traffic on our roads and cause great stress to residents which currently happens when there are large lorries delivering or with waste disposal vehicles.</p> <p>Our drains cannot cope with the current usage and our roads constantly get pot holes with the usage.</p> <p>The website ways extremely difficult to navigate</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan</p>
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45625633	<p>Shrublands, Paddock Close Platt TN158 NN</p> <p>We object to the building of houses at the above. the roads are already congested and become gridlocked as soon as the there is an obstruction or delivery on any of the roads. Access for HGVs would be extremely difficult and these would cause disruption to normal movement of traffic on our roads and cause great stress to residents which currently happens when there are large lorries delivering or with waste disposal vehicles.</p> <p>Our drains cannot cope with the current usage and our roads constantly get pot holes with the usage.</p> <p>The website ways extremely difficult to navigate</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan</p>
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Dear Sir

Here is my submission to the Consultation:

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

45631809	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p> <p>59849 Crowhill Green - residents green space and recreation.</p> <p>OBJECTION : Greenbelt</p>
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Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Having recently attended a public meeting which outlined TMBC future house building planning, in particularly concerning the proposed building of additional 3000 homes in Borough Green.

I have lived in [redacted], for [redacted] and frequently drive to Borough Green either for shopping, pharmacy, or the doctor's surgery.

I have noticed In the last ten years since additional housing has been built in Borough Green and the surrounding area has caused huge traffic congestion, our doctor's surgery has become very busy and difficult to obtain an appointment despite increasing doctors.

I have friends who have lived in Kings Hill for the past ten years, they are elderly and become disillusioned with Kings Hill because they have witnessed a huge increase in congestion and still new housing is being constructed, this has put pressure on their struggling doctors surgery which made it impossible to see a doctor, they now have moved to Wateringbury which has less congestion and much less pressure on the doctors surgery.

So using this analogy, I have already noticed this accruing in Borough Green, so a proposal to build a further 3000 houses is going to put enormous pressure on all services and surrounding roads.

45632929	Table 9 - List of Sites - Borough Green and 0 Long Mill	I am aware the borough has to reach targets set by the government to built more house, I feel maybe a more moderate and less building programme in the surrounding area is more appropriate. So I am strongly opposed to this huge house building programme in Borough Green.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan
45635137	Table 9 - List of Sites - Borough Green and 0 Long Mill	I would like to register my objections to planning permission in respect of the above site number. The area is unable to cope with the amount of proposed new homes without the provision of more schools, doctors, roads and amenities. This beautiful area will be destroyed and become so busy.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

development of Ightham and Borough Green villages.

As you are aware the village of Ightham falls within the Metropolitan Green Belt area, and in an Area of Outstanding Natural Beauty. These decisions had been made long before this Government set to impose new housing targets on TMBC, and neither should not be withdrawn just because there is a need for additional homes. Many residents have moved to this area purely because it is protected by Green Belt and AONB, and are therefore very unhappy that a small protected village community is to be potentially overwhelmed by disproportionate development.

Apart from the fact that any overdevelopment will have far reaching effects on schools, doctors, businesses, and of course, the already overstretched road network in the area, people have lived here because it is a small rural village. Many people like to live in Towns, which are busier with more facilities, and many choose to live a quieter surroundings. Any massive development will destroy the village forever. This will also destroy the Green wedge between Ightham and Borough Green.

I understand that there is a need for more homes, but this must be proportionate for each Parish, and whilst some "in-fill" developments in the village would not affect the overall rural feel of Ightham, the mass housing plan for Gracelands and Dark Hill Farm, ref nos. 59720, 59871, 59709, would effectively join Ightham to Borough Green, destroying Ightham village entirely.

I also object most strongly, to the plan for site no. 59720 Gracelands, having sole access on to Fen Pond Road. This is a quiet country lane (despite being a rat run for huge amounts of rush hour traffic from London, that chooses not to use the gridlocked roads at Nepicar and Wrotham Heath. A development of almost 200 homes, means at least 150 new vehicles using Fen Pond Road at rush hour, which coincides with school children who have no pavements to protect them, on the way to the Village. Access MUST be onto the A227 Borough Green Road.

As a resident of Borough Green I am writing to you to express my strong opposition to the plans to build thousands of new houses in the areas of countryside around my village

I firmly believe that the green belt should be protected and not built on - and that houses should be built in alternative brown field areas where they will not result in the destruction of areas of natural beauty

Thankyou for taking my view into consideration

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

45636097

Table 9 - List of Sites - Borough Green and 0 Long Mill

45636449

Table 9 - List of Sites - Borough Green and 0 Long Mill



Objection - 59830 Borough Green Garden City

The proposed development is wholly within the Greenbelt and partly in/overlooked by the Kent AONB. There should be no development within the Greenbelt or in view of the AONB.

The existing traffic issues around Borough Green will be exacerbated by the development, as the construction of so many houses will generate so much additional traffic both during and after construction. The proposed "bypass" will not be a bypass, just an access road for the new development.

Borough Green is not a large centre and would be consumed by a huge development. The traffic would be massively increased in on infrastructure that is already overwhelmed, including risking the safety of pedestrians on narrow pavements adjoining major roads, and affecting the health of residents from air and noise pollution.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

25402177

Table 9 - List of Sites - Borough Green and 0 Long Mill

The villages of Borough Green, Platt and Ightham, which currently are separate rural settlements, would become part of one large urban settlement, which in total would be larger than Tonbridge, changing the nature of the settlements. All without the support of adequate infrastructure.

I trust you will take into consideration my objections as part of your review.

I am also concerned about the proposal to build 3,000 houses (Borough Green Garden City) which will extend from the Ightham roundabout to Nepicar roundabout at the junction with M20/M26.

This would mean a huge increase in vehicle movements that would affect all the villages within this area of Tonbridge and Malling. The area is already suffering from congestion and air quality and the relief road that is planned alongside this development will not relieve the congestion, but increase it. I also understand that the KCC currently has no plans to fund this relief road.

I also understand that this area is allocated by the KCC as a Soft Sand Area and is safeguarded. Harry Rayner a Kent County Councillor for Minerals and Waste has stated that the KCC will not give permission to build on this site until all the minerals have been excavated and the quarried area restored before being built on. Due to new regulations on recycling there is a lot less landfill material, than in the past, and it takes longer for these areas to be filled and restored. The Eastern end of this site at the Ightham Sandpit at the back of Celcon has been filled and is now a quiet place for wildlife. Unfortunately, this area was filled with toxic waste from London building sites, i.e. de-commissioned gas storage facilities and other toxic waste from the building of the Millennium Dome. This also sits on top of the area's drinking water aquifer and tests have been done by South East water to check for toxic substances as they are concerned for the quality of our drinking water. This sits in the middle of this site and has to be investigated to ensure the safety of residents and will therefore block any building taking place on this site.

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

42762497

Table 9 - List of Sites - Borough Green and 0 Long Mill

Regarding infrastructure, there is already severe sewage issues which South East water are well aware off due to the Victorian sewage pipe from Ightham to Snodland and the recent disruption and road closures that Borough Green and Platt endured for weeks last summer and, there is still further work to do. There are not enough schools in the area to accommodate the additional families and Harry Rayner (KCC) has stated that any development of educational facilities will go to Kings Hill. This would mean extra bus movements to get children to school at a time when the KCC want to cut back on bus services. The surgeries in the area are

45655713	Table 9 - List of Sites - Borough Green and 0 Long Mill	Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever"	Comment noted.
45655809	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>I have looked at the various proposals, one of which I assume is the proposal detailed above, in which it looks like we are set to become a small town and no longer a village with wonderful countryside to enjoy, not to mention, who will provide the schools, Medical Centres, and I am sorry to say our hospitals will not cope with more people demanding their services. I suspect that the budget will not stretch to providing any of that. Our water, energy is already stretched to the limit, this summer demonstrated that, perhaps the larger site should be a much needed reservoir. And as for the other smaller submissions utter madness to build on the western road carpark, sorry like it or not we need more carparking not less. And all of the proposals like the larger one just put increasing pressure on services that are just not there and won't be there.</p> <p>We don't need more housing we need less people, and all of this is not for local need it will in all likelihood import people in. And probably won't be affordable either whatever that stupid phrase means. And the housing quality is terrible, cramped, with tiny rooms and no gardens.</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45656161	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever.</p> <p>The local roads around Borough Green especially the A25 are already carrying too much traffic. We already have bad congestion at the junctions of Seal, Dunton Green and Chipstead. Additional traffic from any large development will require major road improvements to the area and major costs to the community.</p> <p>The local infrastructure is already over capacity with the recent problems experienced with sewerage in Borough Green as an example.</p> <p>The motorway network in the southeast is also under great strain shown by the 40mph limit placed on the sections that have had the hard shoulder removed in order to try to improve capacity.</p> <p>This part of Kent is already over populated and further expansion will create more pollution. Do we want the low emission zone extended to Borough Green</p>	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

I have already completed a written survey and, for that purpose, have read your local plans for development.

In my view, your approach to this development is wrong, ill judged and amounts to vandalism of heritage and environment. You propose to develop rural land and convert Borough Green into an urban settlement from its existing rural base.

Your plan has been "smuggled" into the residents groups with a spectacular array of supporting documents and a questionnaire which cannot be completed online. You are cheating stakeholders. That is an accusation you should take seriously.

On specific points. Your entire planning premise seems to ignore several key issues, namely transport for residents, environmental sacrifice and impact on surrounding communities.

The green belt was installed for a purpose. It is there to prevent environmental vandalism of the type you propose. Henry VIII destroyed monasteries but, in effect, he ruined communities and created poverty as well. Your proposals will lay waste to countryside, create traffic congestion, add to the shortage of amenities and facilities and depreciate the quality of life by overloading and swamping the existing village or town of Borough Green.

This is not an urban area. It does not have supermarkets. Local traders know their customers and the town has a village atmosphere.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45361985  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
Further to this, your planning criteria appears to be politically motivated with "green" ideology. That is not something I voted for. It is also an ideology that completely ignores the reality of life, economics and the requirements of a working community. You ignore the need for transport and the requirement for cars at your peril. On a recent visit to Southampton I found streets in a new housing development with cars parked on kerbs

We wish to object most strongly to proposed developments in Ightham village and the near by Borough Green "Green Garden" site in the draft Local Plan for Tonbridge and Malling. The village of Ightham lies in the Metropolitan Green Belt and Area of Outstanding Beauty which is vital in preventing urban sprawl and in preserving the special character of the village. If the sites are developed it would involve a significant erosion of the Green Belt and set an important precedent encouraging developers and landowners to propose further development on Green Belt land. What would be the logic in refusing such further development? The Borough Green "Green Garden" proposal (the name itself reveals the cynicism of its promoters) would be a massive erosion of the Green Belt amounting to the building of a small town on Green Belt Land.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

45656385  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
Housing needs should be met by identifying appropriate brown field sites in the Borough. It is for example unfortunate that with the growth of inter- net shoping many retail premises in towns are no longer viable and could be adapted or replaced with flats and houses. There same is true for many other sites previously used for different purposes. There are also many cases where planning consent for housing has been granted but the developer has simply left the site undeveloped. The Council's planning consent should be time limited so as to require the developer to build by a specified date or sacrifice their right to build. It is all too easy to press for permission to build on Green Belt land rather than look for alternative appropriate sites.

45656513  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
STOP BOROUGH GREEN GARDEN PLAN  
PROTECT GREENBELT AND ANOB  
ONCE IT IS GONE IT IS GONE FOREVER

Comment noted.

the environment and Green Belt. The following reasons form the basis of my objections:

- Loss of AONB and Green Belt;
- Harm to AONB and Green belt;
- Overdevelopment around the largely grade 2 listed village of Ightham;
- Urban sprawl.
- These points if ignored will cause significant harm.

The sites are as follows:

- Darkhill Farm 59709
- Ismays Road 59608
- Ightham Bypass 59872
- Gravelands 59720

42604353	Table 9 - List of Sites - Borough Green and 0 Long Mill	Gracelands 59871 Rectory Lane 59770 Borough Green Garden City 59830 - though some should be built on this should not compromise the AONB.	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
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45656705	Table 9 - List of Sites - Borough Green and 0 Long Mill	Save Our Greenbelt Stop this Garden City	Comment noted.
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Dear Sir,

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

Furthermore, whilst we accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.

This area is groaning under its overpopulation already, any more and we will grind to a halt.

Remember levelling up -build them up North.

45656769	Table 9 - List of Sites - Borough Green and 0 Long Mill	Remember levelling up -build them up North.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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Here is my submission to the Consultation:

**OBJECTIONS**

59830 Borough Green Gardens , Greenbelt, One green belt land is gone, it's gone forever. Please keep Kent the garden of England and do not take away these beautiful areas. Not only would this project disrupt the local community but also the wildlife that reside there.

59712 Oaktrees Greenbelt AONB

59843 Crouch Lane, 59748 Dryland Rd, Both greenbelt areas

59720 Gracelands, 59709 Darkhill. Both of these are Greenbelt AONB too

59492 Western Rd carpark - this car park is essential for residents of the local area. I do not have and cannot have a drive way and with little roadside parking, it's the only place to park.

58492 Station Carpark - essential for commuters

59849 Crowhill Green -green space for residents

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

45656897	Table 9 - List	59877 - Greenbelt
	of Sites -	
	Borough	59767 - Greenbelt
	Green and	
	0 Long Mill	Once green belt land is gone it's gone forever

Dear Sir  
Here is my submission to the Consultation:

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham  
59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt  
59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential  
59492 Western Rd carpark - shortage of parking  
58492 Station Carpark - shortage of parking  
59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt  
59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house  
59767 - Greenbelt - TMBC have already rejected this site for housing

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

NO OBJECTIONS  
59732 - Novello - Historic landfill  
59829 - Joco Pit - Greenbelt

45657089

Dear Sir

Here is my submission to the Consultation:

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge.

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

NO OBJECTIONS

59732 - Novello - Historic landfill

45709985

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

Site 59830 - Borough Green Garden City - my main concern is the increased traffic through the village of Ightham, in the A227, the A25 and on country lanes. The traffic blocks up outside the historic George & Dragon pub already and is one way, how can it possibly make sense to increase the volume further. The traffic will be at a gridlock. Secondly, it is not acceptable to develop in the Metropolitan Green Belt and Area of Outstanding Natural Beauty.  
[59830]

45718305

We are a group of small villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Areas of AONB.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developers pockets.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

We also need to prevent development on site, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up- build them up north.

45725313

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

[59830]

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever

I moved to this village because it is a village not a town and I am a sufferer of [redacted] and have an [redacted] disease. This reduction of my symptoms is due to minimal pollution.

These houses will bring a massive increase in traffic with an increase of pollution from the 6000 cars that will come along with these houses.

42820833	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>It is a disgusting abuse of land that should be protected by law especially with the government working towards a greener country looking after our planet and protecting this earth.</p> <p>This is obviously a money making scheme as it shows no interest in protecting green belt or the residents of borough green and the surrounding areas.</p>	<p>Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>
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I have considerable concerns for the following sites earmarked for development in the ward to be known as Pilgrims and Ightham:

59830

Each of these sites are situated not only within the Green Belt, but also within the Area of Outstanding Natural Beauty (AONB).

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. Planning law requires that applications for planning permission be determined in accordance with the development plan.

Development of the sites would contravene many of the NPPF planning policies which I have highlighted at the bottom of this page. Primarily the development of these land parcels would:

- \* Create loss of Green Belt
- \* Create the loss of and harm the AONB,
- \* Would significantly increase traffic on already busy small roads
- \* Would encourage and create urban sprawl
- \* Over develop the small village destroying the unique character of a predominantly Grade 2 listed heritage asset thus would not preserve the setting and special character of this historic village
- \* Would not safeguard the countryside
- \* Would not prevent neighbouring towns merging
- \* Would not assist in conserving and enhancing landscape and scenic beauty
- \* Would run counter to environmental sustainability and biodiversity
- \* Would impact green areas which runs counter to tackling Climate Change & Carbon Capture

42562305	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.</p>
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I would like object to a number of sites in and around Ightham, these are sites:

Borough Green Garden City 59830

I object to for the following reasons:

Loss of Green Belt

Loss of and harm to AONB

Overdevelopment in an historic village

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

45743553  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
Creation of 'urban sprawl' in Ightham and Borough Green Loss of farm land Damage to the countryside Damage to the village of ightham  
These points run counter to the guidelines set out in the NPPF and would be hugely damaging. Development should be focussed on Tonbridge and other large developments in Kent.  
I would like object to a number of sites in and around Ightham, these are sites:

Borough Green Garden City 59830

I object to for the following reasons:

Loss of Green Belt

Loss of and harm to AONB

Overdevelopment in an historic village

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

45744481  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
Creation of 'urban sprawl' in Ightham and Borough Green Loss of farm land Damage to the countryside Damage to the village of ightham  
These points run counter to the guidelines set out in the NPPF and would be hugely damaging. Development should be focussed on Tonbridge and other large developments in Kent.

[SITE REF: 59830]

I would object to the following site:

Borough Green Garden City 59830.

Reasons for objections:

Loss of Green Belt and Loss of and harm to AONB.

Loss of green spaces and farm land.

Significant damage to the countryside.

Overdevelopment in and around historic village of mainly grade 2 listed properties.

Creation of 'urban sprawl' in Ightham and Borough Green.

The site cannot be justified based on NPPF framework. Development would do significant harm.

There are other areas in and around Tonbridge which would be more suitable.

My husband and I oppose this development strongly

The village can't cope with more people, more traffic and the poor wildlife digging up the beautiful land!!!!;

I object to this build there is no garden about it, ripping up more countryside

!! Please ensure this objection is registered

Dear Sir,

In response to call from residents to comment on the local plan, I have a simple one -

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever.

The idea that this proposal will be suitable for meeting the future housing demand is unsustainable. The local infrastructure, including roads, utilities, lack of a modern water pipe network, schools, healthcare and trains that are already close to breaking point with the population of the villages around Borough Green, sign that adding a significant amount of additional people and cars is going break the system completely and loose green belt land for generations to enjoy, just to plaster a problem now.

This is not a long term solution, it's a poorly designed one, that for the current administration is the wrong choice to make.

Consider future planning, that is sustainable, not short time, unsustainable that will be an irresponsible decision.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

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

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45745729  
Table 9 - List of Sites - Borough Green and 0 Long Mill

45788353  
Table 9 - List of Sites - Borough Green and 0 Long Mill

25062913  
Table 9 - List of Sites - Borough Green and 0 Long Mill

Further to my earlier response; I have reviewed and here is my submission to the Consultation:

The settlement heirachy to classify Borough Green as a Rural Service centre is disputed and should not inform the spatial strategy for the local plan.

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge. This will desecrate the green belt forever.

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

Table 9 - List of Sites - Borough Green and

0 Long Mill

58492 Station Carpark - shortage of parking  
59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt  
Complete objection to borough green garden city

Immediately stop all plans for Borough Green Garden City, Protect Green Belt and AONB.

I fully object to this. It is a very bad move for our beautiful countryside. I object fully to these plans. We need to protect our green belt, once it has gone, it is gone forever.

Table 9 - List of Sites - Borough Green and

0 Long Mill

This is not wanted here.

Stop all plans

Do not proceed.

Table 9 - List of Sites - Borough Green and

0 Long Mill

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

25062913

45790529

45791425

Comment noted

Comment noted

Dear Sir or Madam,

I would like to raise my objections to the proposed Borough Green Garden City.

I have known the area all my life and although I live outside the area, I frequently visit friends at St. Mary's Platt.

Kent is known as "The Garden of England" and this is certainly so for much of this area. Pretty villages, fields and green spaces make it what the very best of what Kent is known for.

If the Garden City goes ahead many open spaces will be lost forever. I think we have much proof now that green areas are needed for peoples physical and mental wellbeing. Many public footpaths would be lost if this goes ahead.

45792449	Table 9 - List of Sites - Borough Green and 0 Long Mill	With new roads and heavy traffic air pollution would become a problem alongside the loss of peace and quiet.  The area also enjoys a huge amount of wildlife. As one of the most wildlife depleted countries in the world this would be a disaster. I have enjoyed watching many species around Platt several that are protected. This is very much the case with Ingleborough Lane, down for possible development.  number of properties all ready in existence and with the lack of infrastructure to accommodate such projects it would not be appropriate.  The areas that I am mainly concerned with area as follows.  The proposed Borough Green Garden City 59830 3,000 dwellings. As I understand when permission was granted for the minerals to be excavated, that on completion, the site would be back filled to its original state, this should surely still stand so that it provides once again habitat for wild life and an area of natural beauty for us and future generations to enjoy. Borough Green already has high levels of pollution and with the proposed development this could potentially put a further 5,500 – 6,000 vehicle on our already busy local road network producing even more pollutants causing more health problems and adding to the already concerning levels of greenhouse gasses. The impact on our roads, railways, schools medical, facilities just would not cope with the extra population.  The proposed Gracelands 59720 – 198 dwellings. The number of proposed houses are disproportionate to the surrounding area and while it is probably a suitable site for a considerably smaller number of dwellings, which would create much less of an impact on the local area, reducing the number of extra vehicles which would contribute a lower level of pollution within the area. The proposed plan would impact greatly to the traffic congestion along the A25 into Borough Green and in the opposite direction through Seal and the Bat and Ball junction at Sevenoaks.  The proposed Ismays Road 59608 – 37 dwellings. Again I feel the number of proposed house are disproportionate to the number of properties already situated in the local area. Part of Ightham’s charm, is that it is an example of a typical rural village located in a green belt area with a network of country lanes allowing vehicle access and providing walking, cycling and horse riding facilities, the present levels of traffic is already a cause of concern regarding road safety and adding a potential of a further 60 – 70 vehicles just would not be acceptable.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42469857	Table 9 - List of Sites - Borough Green and 0 Long Mill		Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.

[Site 59830]

I found the volume of documents completely baffling and unnecessarily complicated, and I am not on the internet

I object to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our it back again. We have suffered for decades with quarries and sandpits, we should have the chance to enjoy our countryside again.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45811201  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
We are small rural villages, and the whole idea of Greenbelt was to prevent us being swallowed up by urban sprawl, it has to be treated as sacrosanct.  
We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now

45811329  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever

Comment noted.

Proposed Developments:

- Gracelands 59720
- Gracelands 59871
- Darkhill Farm 59709
- Rectory Lane 59770
- Sevenoaks Road 59794
- Ismays Road 59608
- Borough Green Garden City 59830

Forward my submission for inclusion in the consultation process:

\* Loss of the Metropolitan Green Belt

\* All the above proposed developments are either on Green Belt sites or will impact on the open spaces between current settlements. One of the main purposes of Green Belt is to protect the countryside from urban sprawl. Areas of green space are designed to help contain this spread to protect the unique character of rural communities, while also providing areas for agriculture, forests and habitats for native wildlife which none of the above proposed developments comply with. The proposal will turn rural villages with individual character in one urban sprawl similar to Tonbridge.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

42745953  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
\* Harmful development in an Area of Outstanding Natural Beauty  
\* Ightham is an Area of Outstanding Natural Beauty (AONB) with an outstanding landscape of distinctive character and natural beauty that is precious and must be safeguarded in the national interest. The proposed developments will remove the AONB label from the village and as a consequence lose it ANOB status. Views

45816769	<p>[Site 59830]</p> <p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever</p> <p>Do not build on the green belt. We do not have the infrastructure or resources to be able to cope with this</p> <p>Take note of the people who live here and live where we live!</p> <p>I wish to make a formal objection / protest against the proposed developments outlined in the following plans which I believe are unacceptable and should not be approved.</p> <p>Plans 59720, 59608, 59871, 59793, 59709, 59872,59770, 59830.</p> <p>I would appreciate it if my formal objections could be noted.</p> <p>The planned developments are greenfield sites and brings into question many issues. Should developments be required I do not believe they should be on the scale proposed and should be limited to the re development of brownfield sites.</p> <p>There are 110,000 Brownfield sites in London that still have not been utilised. Surely these sites should be used for development first before using Green Belt.</p> <p>There are also Brownfield sites locally .</p> <p>The areas of proposed development include AONB with its added development protections and Greenfields</p> <p>Developers target these sites to maximize profits - avoiding any costs of potential clean up that may be associated with redevelopment of a site.</p>	Comment noted.
45816801	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>The proposals should be rejected outright and the elected bodies and planners should acknowledge the errors associated with developing such sites and show some integrity with their office and position within the councils to protect the environment.</p> <p>There is a lack of infostructure – we have a hosepipe ban – how do 1000’s of houses rectify that</p>	

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

TMBC Local Plan Reg 18 Consultation

Here is my submission to the Consultation:

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
O Long Mill

45816833

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
O Long Mill

45816865



attachment), [added in questionnaire] with specific objections to individual proposed site development below.

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45821121  
Table 9 - List of Sites - Borough Green and 0 Long Mill

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing Borough Green Garden City 59830B

While in principle this seems an obvious choice. Please read below.

We all have to embrace development.

My main concern is the weight of traffic.

What are highways England doing about an over due slip road off the M26 at Sevenoaks?

On a different note. [redacted] almost got run over on Borough Green Road last week. This is set to get worse with the weight of traffic moving around.

RE:-Borough Green Garden City 59830B

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

45825601  
Table 9 - List of Sites - Borough Green and 0 Long Mill

Most houses have 1, 2, 3 cars. This has a potential of 3,000, 6,000, 9,000 extra cars.

Through roads?

Parking at shops in Borough Green?

OBJECTIONS: Coalescence of Settlements:

My comments on specific sites (appendix B list of sites):

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge:

\* The site 59830 is on Green Belt land, which is protected. The sand pits have restoration rights under the KCC mineral consent to be filled in and turned back into green fields.

\* The site 59830 is adjacent to Kent Downs Area of Outstanding Natural Beauty that have been designated for conservation due to its significant landscape value.

\* The proposed Relief Road (site 59830) is not a bypass and will not help Borough Green and St Mary's Platt regarding their current A25 traffic plight but will simply generate thousands of new vehicles into the community and onto the A20, A227 and A25. Any form of bypass for the parishes should be via a West Kent Bypass that enables the M26 to connect with the A21 in the vicinity of M25 J5 Sevenoaks, which would alleviate the traffic in all the villages in the area. This could be achieved by the construction of the long-overdue missing J5 slip roads. The proposed Relief Road is simply a "red herring". Its sole purpose is to try to come up with the only very special circumstance to be able to build mass housing on green belt land. It has also been stated that KCC has declined to provide any financing for the proposed road.

\* I want to voice my strong objection to site 59830 (Borough Green Gardens with 3000 houses), the plan of 3000 houses is completely disproportionate in view of the villages and the related infrastructure.

\* Finally, on the 26th of November, in his first PMQs the Prime Minister Rishi Sunak stated that he wants to adopt a brownfield first approach on building new housing and is committed to protecting the Green Belt. Therefore I believe houses required should be built on brownfield sites, protecting the Green Belt land and our countryside.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45825825

Table 9 - List of Sites - Borough Green and 0 Long Mill

I cannot agree with Borough Green being enlarged with future housing into a town area by taking away some of the beautiful areas of the village. For example the area around The Retreat is beautiful and absolutely perfect for a relaxing place like a retreat it would be a great loss to see that taken for building houses on.

Some of the fields around Borough Green are known to be 'Water Meadows' and consideration needs to be made to the risk of flooding because Borough Green is already experiencing some flooding in the area.

To me it would make better sense to consider the Brown Sites first. Residents nearby will already be used to some buildings in the area and in some cases houses could be a better option.

Some building will have to happen I am sure but in moderation in Borough Green please.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. Flooding concerns will be considered and reflected within the flood risk and infrastructure evidence being prepared to support plan preparation.

45830273

Table 9 - List of Sites - Borough Green and 0 Long Mill

45811329

Table 9 - List of Sites - Borough Green and 0 Long Mill

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever

Comment noted.

45859969

Table 9 - List of Sites - Borough Green and 0 Long Mill

I am writing to OBJECT most strongly to the proposal to build in excess of 3,000 new homes at the Borough Green Garden city site. I am a resident.

Comment noted.

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing

NO OBJECTIONS

39128129

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

Table 9 - List  
of Sites -  
Borough  
Green and

45861697

0 Long Mill  
Table 9 - List  
of Sites -  
Borough  
Green and

Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever"

Comment noted.

45861729

0 Long Mill

STOP BOROUGH GREEN GARDEN CITY !!

Comment noted.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

On what basis was the figure of 16,000 dwellings to be built within the Tonbridge and Malling area up to 2040 arrived at.?

#### Green Belt and AONB

Over seventy percent of the Tonbridge and Malling area falls within protected Green Belt and Area of Outstanding Natural Beauty, which includes the site known as Borough Green Garden City. As you are hopefully aware, Green Belt was established to preserve our green and natural environment, to stop urban sprawl and to prevent towns and villages merging into one another. It can only be used, therefore, in exceptional circumstances, which DO NOT apply in this case. Areas of Outstanding Natural Beauty should not only preserve the natural landscape but should also preserve the views in and out. Any development therefore would be unlawful and harmful to this protected land.

#### New Town

A 3,000 home housing estate built in between Borough Green, Platt, Wrotham and Ightham would, in effect, merge the four villages together, creating a conurbation the size of Tonbridge. This would effectively destroy the identity of the existing villages and we would be swept into a vast urban sprawl, the very thing that Green Belt was set up to prevent.

#### Brown Field Sites

There are any number of brown field sites which have already been identified for development so these must be developed before Green Belt. There has already been a great deal of private 'infill' development over recent years which must also be taken into account. I've lost count of the number of new houses built in small developments over the last decade.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

25407649

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59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45861921

Table 9 - List  
of Sites -  
Borough  
Green and  
O Long Mill

...become known as the 'Borough Green Garden City'. I have chosen to respond via email rather than complete your questionnaire because it is not very user-friendly and does not allow me to express my opinion freely.

My views on development in the area have not changed since the last Local Plan was submitted (and quite rightly rejected by the inspectors), but I reiterate my original comments below:

#### Validity of Target Figures

I question the validity of the figures which have been quoted for the number of homes that central government have set as a building target in the Tonbridge and Malling area. I understand that approximately 16,000 dwellings are required to be built within the Tonbridge and Malling area up to 2040 but that this figure was arbitrarily arrived at back in 2014. My main question therefore, is why are you even considering putting a new Local Plan together without a full understanding of how this figure was arrived at and whether or not it is a reasonable number for this area? For an already overcrowded part of the country it seems extraordinarily high.

Comment noted. The council is required to reflect the approach of the National Planning Policy Framework and associated planning practice guidance. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

#### Green Belt and AONB

Over seventy percent of the Tonbridge and Malling area falls within protected Green Belt and Area of Outstanding Natural Beauty, which includes the site known as Borough Green Garden City. As you are hopefully aware, Green Belt was established to preserve our green and natural environment, to stop urban sprawl and to prevent towns and villages merging into one another. It can only be used, therefore, in exceptional circumstances, which DO NOT apply in this case. Areas of Outstanding Natural Beauty should not only preserve the natural landscape but should also preserve the views in and out. Any development therefore would be unlawful and harmful to this protected land.

Table 9 - List of Sites - Borough Green and 0 Long Mill

New Town

[SITE: 59830]

25407137

We have lived in [redacted] for [redacted] and have enjoyed its status as a Conservation Area in the Green Belt and North Downs Area of Natural Beauty.

We object to the proposed development of all of the Ightham potential site:

Table 9 - List of Sites - Borough Green and 0 Long Mill

Borough Green Garden City 59830.

We fully support the objections raised by the Ightham Parish Council and we want Ightham to remain as a Village without the proposed over-development which is totally unacceptable to ourselves and the local community.

[SITE REFS: 59617 AND 59703]

45862369

Comment noted.

We sincerely hope that you will consider the negative implications of any new houses at the above sites..( 59617 & 59703). The drains in our Close are in a bad state ...we had sewage seeping onto our patio this year....and now the neighbour has a collapse Drain under his patio. We are at present awaiting Southern Water's work to repair it!

Table 9 - List of Sites - Borough Green and 0 Long Mill

Most of all, as you will no doubt know....the narrow very Lanes here make going to and from work an ordeal most days! There are lots of elderly and frail residents here...so any added impediment to access will adversely affect so many lives....literally!!

45865761

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

		[SITE REF: 59830]	
45867201	Table 9 - List of Sites - Borough Green and 0 Long Mill	I found the volume of documents completely baffling and unnecessarily complicated I object to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our it back again.  We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now. [SITE REF: 59830]	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45867361	Table 9 - List of Sites - Borough Green and 0 Long Mill	I wish to register my objection to this proposal, all our infrastructure is operating at capacity already, and will not cope with anymore.  We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45867361	Table 9 - List of Sites - Borough Green and 0 Long Mill	[SITE REF: 59748]  I also believe that Darkhill Farm 59709 and Gough Cooper field 59748 are Green Wedges preventing our villages coalscing. [SITE REF: 59830]	Comment noted.
		We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.	
		Furthermore, whilst we accept we need more housing for refugees and getting young people on the proerty ladder, we do not need houses to attract people into this overcrowded are and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.	
45867681	Table 9 - List of Sites - Borough Green and 0 Long Mill	This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North. [SITE REFS: 59843 AND 59748]	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45867681	Table 9 - List of Sites - Borough Green and 0 Long Mill	We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between out villages and have a crucial amenity value.	Comment noted.

[SITE REF: 59830]

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

Furthermore, whilst we accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.

[SITE REFS: 59843 AND 59748]

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  
[SITE REF: 59830]

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

So I OBJECT to Site 59830 Borough Green Gardens

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.

[SITE REFS: 59843 AND 59748]

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

45867937

Table 9 - List of Sites - Borough Green and 0 Long Mill

45867937

Table 9 - List of Sites - Borough Green and 0 Long Mill

45868321

Table 9 - List of Sites - Borough Green and 0 Long Mill

45868321

Table 9 - List of Sites - Borough Green and 0 Long Mill



[SITE REF: 59830]

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

So I OBJECT to Site 59830 Borough Green Gardens

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.

[SITE REFS: 59843 AND 59748]

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

I write to object to the wholly disproportionate plan to develop thousands of houses in Borough Green and to develop the wedge between Borough Green and Ightham.

This plan:

- 1) Drives a coach and horses through the idea of green belt
- 2) Will be hugely harmful to the beauty and tranquility of the AONB that is this area
- 3) Will put massive pressure on already over-stretched infrastructure
- 4) Will create unacceptable additional traffic on the A25, A227 and the country lanes around Ightham Village

In particular, I object to the planned development at the following sites:

Gracelands 59720

Gracelands 59871

Rectory Lane 59770

Table 9 - List of Sites - Borough Green and 0 Long Mill

Ismays Road 59608

Ightham Bypass 59872

Borough Green Garden City 59830.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45868449

45868449

45869217

[SITE REF: 59830]

The whole area particularly taking into consideration site 59830 would change from individual historic towns and villages surrounded by beautiful open countryside to one huge urban sprawl. As residents have the right to protect these individual towns and villages and their surrounding green belts and areas of natural beauty. These villages that we chose to live for exactly those reasons. Approval of these plans will drastically change the landscape of the village voted the No.1 village in the UK to live in.

45875073	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>In summary, my objection:</p> <p>59830 due to the individual towns and villages being lost as one urban sprawl with loss of all green belt and open countryside areas.</p>	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
		<p>59830 Borough Green Gardens , this is Greenbelt and is an AONB, there are traffic issues with the current inhabitants with the addition of 3,000 homes and all the extra traffic that would generate this will create even bigger issues environmentally and otherwise, the road infrastructure will not be able to cope.,. If this site goes ahead what is currently a rural village will become a town larger than Tonbridge</p>	
		<p>59712 Oaktrees Greenbelt AONB, the current users of this site are already encroaching illegally and creating traffic issues with heavy lorries and workers parking along residential streets blocking residents. BG and Wrotham are separate villages and this development would merge all into one large Town.</p>	
		<p>59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
		<p>59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham</p>	
		<p>OBJECTION : Existing use essential</p>	
		<p>59492 Western Rd carpark – there is already a shortage of parking, where will all the additional traffic park ?</p>	
		<p>58492 Station Carpark – already a shortage of parking, current users area already parking in residential streets creating problems for homeowners.</p>	
		<p>59849 Crowhill Green - residents green space and recreation.</p>	
45876001	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>OBJECTION : Greenbelt</p> <p>59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house</p>	

59830 Borough Green Gardens, Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic, separates Borough Green from Wrotham. If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge. Conditions applied to large developments requiring 'X' numbers of houses to be constructed and occupied ahead of suitable road/infrastructure put in place - frequently a 'coach & horses' can be driven through conditions such as this. It is my very firm belief that infrastructure goes in at the beginning to ensure that no extra traffic is carried on A25/A227.

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham  
 59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt  
 59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

I would emphasise the importance of maintaining the green wedges between the settlements of Borough Green/Ightham/Wrotham and St Mary's Platt

OBJECTION: Existing use essential  
 59492 Western Rd carpark - shortage of parking  
 58492 Station Carpark - shortage of parking  
 59849 Crowhill Green - residents green space and recreation.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45876193	Table 9 - List of Sites - Borough Green and 0 Long Mill	OBJECTION: Greenbelt 59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house 59767 - Greenbelt - TMBC have already rejected this site for housing NO OBJECTIONS
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- \* Borough Green Garden Village (59830)
- \* Gracelands (59720)
- \* Gracelands (59871)
- \* Smays Road (59608)
- \* Rectory Lane (59770)
- \* Darkhill Farm (59709)
- \* Borough Green Road (59793)
- \* Ightham Bypass (59872)

Dear Sir,

Here is my submission to the Consultation – alongside my husband, I object to the proposed developments at Ightham and Borough Green on a number of grounds, principally:

\* Ightham and Ivy Hatch both sit within the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty (AONB) – many of the developments around Borough Green and Ightham will result in the permanent loss of this green belt land and will fundamentally change the character of the villages and the AONB countryside – I fail to see what point there is in having these protections and designations if they can be disregarded by property developers and the District Council

\* The A25 and A227 are already extremely busy and the additional traffic that will be generated by these new developments will put further pressure on local roads and infrastructure with no additional improvements planned (apart from what is essentially an access road to the Borough Green Garden Village site)

\* It is already very difficult / almost impossible to get an appointment at Borough Green Medical Centre and the local schools are all busy, I cannot see how this existing infrastructure could support the additional residents in these new homes and there appears to be no additional schools, health centres or other infrastructure planned

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45876257  
Table 9 - List of Sites - Borough Green and 0 Long Mill

Table 9 - List of Sites - Borough Green and 0 Long Mill

45876353

I would like to express my objection to the Borough Green Garden City proposal. We need to protect the green belt and AONB. The surrounding roads are already struggling to cope with traffic with collapsed sewers a regular occurrence, the doctors surgery can't cope currently with demand and children are having to travel miles for schools with a very limited bus service.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential  
 59492 Western Rd carpark - shortage of parking  
 58492 Station Carpark - shortage of parking  
 59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt  
 59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house  
 59767 - Greenbelt - TMBC have already rejected this site for housing

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

	Table 9 - List of Sites - Borough Green and	NO OBJECTIONS 59732 - Novello - Historic landfill 59829 - Joco Pit - Greenbelt	
45876705	0 Long Mill	INFRASTRUCTURE - is already crumbling - it must be upgraded before a single brick is laid.	
	Table 9 - List of Sites - Borough Green and	I confirm that I am in agreement with the comments on the attached questionnaire and strongly oppose the proposal for the development of our village into "Borough Green Garden City"	
45877569	0 Long Mill	Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever. Stop borough green garden city	Comment noted.
	Table 9 - List of Sites - Borough Green and	This is an appalling destruction and vandalism of an area of outstanding natural beauty and must not be allowed.	Comment noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45878657	0 Long Mill	There is no infrastructure for such mindless development.	
	Table 9 - List of Sites - Borough Green and		
45879009	0 Long Mill	Stop Borough Green Garden City, Protect Greenbelt and AONB, once it has gone, it is gone forever	Comment noted.

[SITE REFS: 59617 AND 59703]

LOCAL PLAN SITES 59617 and 59703

I am writing to object to the proposed above developments.

This is a conservation area with listed houses where many people enjoy walking.

45885889	Table 9 - List of Sites - Borough Green and 0 Long Mill	The lanes leading to these sites are very narrow and cars have been damaged by traffic trying to squeeze through. Indeed I have had my fences damaged and my land contains sheep. which if they got out onto the highway would be very bad for the sheep not to mention the vehicle drivers  This has always been good fertile land and should be used for agricultural purposes.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes
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I am writing to object to the proposed residential site in Potash Lane Platt.

Site 59617 & 59703 as detailed in the local plan.

This site is greenfield land adjacent to a conservation area, and contains a significant proportion of Grade 1 & 2 agricultural land. This site is placed within the Poor Accessibility Band with no access to community facilities and services.

The location of residential sites will not directly influence economic growth or the delivery of employment opportunities.

Access to this site is via three single track lanes: they are Long Mill Lane, Boneash Lane and Potash Lane. These are very dark narrow lanes and would be extremely hazardous for HGV access. There is only one access in and out of Paddock Close, which would make it impossible if HGV and large vehicles blocked the access. Emergency vehicles would be delayed if large heavy vehicles blocked the lanes.

45886145	Table 9 - List of Sites - Borough Green and 0 Long Mill	These lanes are already congested with lack of parking for existing properties. There is no street lighting nor pathways so potentially extremely dangerous for dog walkers, joggers, cyclists, parents with pushchairs, horse riders.  Any development on this field would be detrimental to the many wildlife animals living on this Green Belt Land. Borough Green Garden City 59830	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes
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I object to this proposal, it is greenbelt land and has been dug up and ruined for years and we were promised it would revert to fields when it was refilled, now we want our it back again.

45886465	Table 9 - List of Sites - Borough Green and 0 Long Mill	We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic then we have now.  I am also worried that the other sites in Borough Green and Platt will just join us all together if approved, and we'll become a large town, and loose our country way of life.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan
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We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our previous Greenbelt and Area of Outstanding Natural Beauty.

We accept the need for more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developers pockets.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45887137  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
We also need to prevent development on site 59709, 59843 and 59748 these Greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.  
This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up north.

45890529  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
I am stating my opposition to the amount of new housing proposed in the areas surrounding Borough Green and it's neighbouring villages this will make it suburban as opposed to semi rural plus building on green belt, which I thought was not lawful (I might be wrong on that point!). Our services are already at breaking point, you do not need me to list these as you also must be users and find the difficulties therein. If there must be extra housing built can it not be a lesser number ??  
[Site 59830]

Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Im dismayed to see that the proposal for the housing development to be known as Borough Green Garden City is being proposed again.

The reasons that I think this is not a good idea:-

Lack of water supplies in our area.

Spoiling our green spaces.

45893953  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
The increase in traffic and using Borough Green village. It's difficult to park now.  
Air quality.  
Doctors being overwhelmed.

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

The proposed developments would impact our villages in numerous ways, some of which I can outline below:

1. Loss of the MGB
2. Harmful development in an AONB
3. Increased traffic through the village of Ightham and Ivy Hatch, on the A227, the A25 and on country lanes
4. Loss of the 'green wedge' between Ightham and Borough Green

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

5. Impact of overdevelopment on the historic village of Ightham
6. Ightham and Borough Green will be adversely impacted should the hugely disproportionate development of Borough Green Gardens go ahead

42468289

[SITE REF: 59830]

TMBC should not be looking at a Relief Road which will only be for getting the extra daily 6,000+ vehicles in and out of the new 59830 and onto the A20, A227 and A25 not to mention the country lanes. This Relief Road will only add to the chaotic current traffic problems. This Relief Road will also generate many extra service vehicles and home deliveries. All will need to use the A25, A20 and A227 to get to the Relief Road and the gigantic new housing estate to be called Borough Green Garden City 59830. The Relief Road is NOT a bypass and will not help Borough Green and Platt from their current A25 traffic plight but will simply generate thousands of new vehicles into the community.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

The Relief Road is simply a 'red herring' to try to convince that this is the only very special circumstance to be able to build mass housing on Green Belt Land.

42468289

Any form of bypass for our parishes should be a West Kent Bypass.

Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.



[SITE REF: 59830]

As a resident of Wrotham I am writing to express a number of concerns around the proposed plans for Wrotham, Platt and Borough Green.

Specifically 59830, 59881 & 59707/59731.

Residents in these areas chose to live here due to its status as an area of outstanding beauty. We accept poor services and rubbish public transport in return for green fields These aren't brownfield sites, you are proposing building housing estates on agricultural, greenfield land. Housing should not be a priority over the environment.

Already many local lanes, including Kemsing road, are becoming increasingly busy and dangerous as they're used as 'rat runs' - due to local roads being overcrowded. Traffic is already horrendous at peak times. If you doubt this visit our villages and see for yourselves.

The M20 is struggling during peak times and junction 3 features daily on traffic news as a hot spot. We don't have the infrastructure to cope with such an increase in housing. Major changes would be required, no doubt leading to further building on fields and woodlands.

Our doctors surgery and local hospitals currently have huge waiting Lists. I haven't seen any commitment of real term budget increases to our local services to cope with additional people.

45908097	Table 9 - List of Sites - Borough Green and 0 Long Mill	Your plans would have serious long term negative impact to our villages and everyone who lives there. Adding more people to an area that is only accessible by car isn't practical. There are few local amenities for children or young adults. Our bus services are constantly reduced. Trains are expensive to use. There is little work in the local area. We need to see huge investment to services to support existing residents before we even begin to discuss adding more. Site 59830 Borough Green Gardens	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan
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Dear Sir,

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

Furthermore, whilst we accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.

45931809	Table 9 - List of Sites - Borough Green and 0 Long Mill	This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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I am against all of these plans and would like to make an official protest (to be registered please )against all the plans nominated/proposed.

Plans 59720, 59608, 59871, 59793, 59709, 59872,59770, 59830.

In particular am against Ismays Road 59608. What is this for, 37 houses in Ismays Road? This is NOT necessary and will set a precedent for any infilling or greenfield loss. We are surrounded by lovely countryside which world wide is admired. Lets' not ruin it. It also has countryside employment and recreational connections that may be lost for ever. After all we do live in 'the Garden of England'. Let's not destroy it.

We must protect our Green Belt at all costs.

Once it has gone we will not be able to reverse it.

There are 110,000 Brownfield sites in London that still have not been utilised. Surely these sites should be used for development first before using Green Belt.

There are also Brownfield sites locally.

The damage to the environment would be greatly increased and the infrastructure, roads/traffic volumes, hospitals/medical practices, shops, recreational spaces/sports facilities cannot accommodate developments of this size. We live in a village community with country lanes and roads. We have already noticed an increase in pressure on roads and facilities from the recent development near Borough Green medical practice.

Not only are we putting stress on the resources and infrastructure but we must also think of climate change, pollution, methane damage and waste damage.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

45932609

Having attended the Local plan meeting this week at Ightham I've found the following issues.

It's a major concern to everyone that resides in Borough green, Wrotham, Ightham and Platt that infrastructure for any planned building of housing in our local area isn't aligned with KCC. The chairman of

tonbridge and malling council explained tonight that planning for infrastructure i.e. roads, rail, power, water both fresh and waste won't be upgraded to allow for any extra housing planned as this is down to KCC

We all know that houses need to be built to allow for ever growing capacity locally and throughout the country. It's incredible to hear that KCC and the local plan aren't working together "this is outrageous". For many years our local councillors have been working with government and local government to request the borough green bypass and the J5 slips <http://www.j5-slips.org> however it was made abundantly clear this isn't likely to happen even if large scale building of new houses happens in our local area. This we were told is down to KCC only!

Having reviewed the local plan questionnaire on the local government website it's very clear this has been designed to be as difficult as possible for people to reply to. Can you confirm that the results from the local plan

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

questionnaire will be published as there's a huge amount of people that just can't complete this document.

Please can you confirm also that this email will be recorded against the local plan for Borough green, Wrotham, Ightham and Platt

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

42356033

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

59493 Station Carpark - shortage of parking

59489 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

59767 - Greenbelt - TMBC have already rejected this site for housing

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45945697  
Table 9 - List of Sites - Borough Green and 0 Long Mill  
45946049  
Table 9 - List of Sites - Borough Green and 0 Long Mill

NO OBJECTIONS

59732 - Novello - Historic landfill

Please STOP Borough Green Garden City. Protect green belt and AONB once it has gone it is gone forever.

Comments noted.

59830

I live in Platt, an area surrounded by countryside, countryside that is protected by greenbelt. Laws have been passed to prevent mass building on greenbelt unless there are exceptional circumstances. In this case there appear to be none. The massive development proposed will destroy the land, increase pollution, put huge strains on services and cause endless congestion.

Greenbelt land is set aside and protected. It is not supposed to be used for development unless there are exceptional circumstances. There are DEFINITELY NOT exceptional circumstances here which would allow for 3000+ homes to be built. The area is set in and alongside AONB. Development on such a scale will detrimentally effect that. The land currently used for quarrying is supposed to (again by law) be returned to green state. Landowners are not meant to profit, this is sheer greed in the destruction of the protected environment.

TMBC have approved planning applications that cover 4000 homes in our Borough. Land is available, planning has been approved yet property is not being built. These developers should be approached. There are no exceptional circumstances to build on greenbelt.

It has also been found that a further 11,700 homes could be built on non greenbelt land in the Borough. Land which is NOT greenbelt. The argument stands. There are no exceptional circumstances to build Borough Green Gardens.

Currently there are approximately 400,000 empty homes across the UK. These are homes that could and should be put to use- 400,000! No lawful, exceptional reason to build on greenbelt! Planners need to be more creative in their schemes. Presumably mass housing on such a scale as the one proposed would be cheaper- get it all done in one go. We do not have land such as this to save developers money. The land is there to be protected- it does not provide a valid reason for destroying greenbelt. Once it is gone it is gone.

[Site 59830]

Borough Green Gardens Site 59830

I found the volume of documents completely baffling and unnecessarily complicated

I object to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our land back again.

We do need houses, but not at this cost, and your relief road will not work because 3000 houses will generate more traffic than we have now

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45946817

Table 9 - List of Sites - Borough Green and 0 Long Mill

45987841

Table 9 - List of Sites - Borough Green and 0 Long Mill

[Site 59830, 59843, 59748 and 59709]

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

So I OBJECT to Site 59830 Borough Green Gardens

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just to line developer's pockets.

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between our villages and have a crucial amenity value.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.

I wish to object to ANY development in Ightham/Borough Green.

Specifically 59720 59871 59709 59770 59608 59793 59872 and finally 59830 Borough Green Gardens.

This is Metropolitan Green Belt and Area of Outstanding Natural Beauty. There should be no thought to touch this land for development. There are plenty of areas in the TMBC boundaries which do not have these valuable features.

Construction would be significantly disruptive and noise, fumes and light pollution would destroy quality of life. Ecological destruction would have long term effects on wildlife dependent on these oases.

The "Mixed" developments are a significant threat which would exacerbate the smoke, lights, traffic and noise of H+H Celcon multifold.

The infrastructure, particularly road network is not coping now.

Although I pass 59720 59871 59709 59770 59608 59793 59872 daily and wholly object to their development, 59830 is an unimaginably inappropriate disproportionate development in such a valuable environment.

The destruction of our villages from within is also appalling, as attached [a number of documents were attached relating to planning application 22/00518/FL, including: neighbour comments, delegated report and proposed site street scene and elevations plans]. I have appealed against this individual development but have had no reply.

I attended the Ightham Local Planning meeting last week. I was pleased to hear the statements about not permitting development in AONB, avoiding construction on Green Belt and not allowing inappropriate

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45987905

Table 9 - List of Sites - Borough Green and 0 Long Mill

45988161

Table 9 - List of Sites - Borough Green and 0 Long Mill

[Site 59830]

As a resident of Wrotham Village I would like to make my objections known to the proposal of;

Borough Green Garden City - 59830

The proposal to the garden city would huge strain on local resources, including our schools and GP which is already at breaking point.

45988257	Table 9 - List of Sites - Borough Green and 0 Long Mill	The damage to the greenbelt would be irreversible, and we must do everything we can to maintain this areas natural beauty and bio diversity. There are many brown belt sites within the borough which could be better utilised.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
45988481	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site 59830] Stop this development which will impact severely on the local environment,infrastructure and general well-being of the current occupants of this area. [Site 59830]	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
		I have repeatably been unable to access the website for local plan views.	
46004001	Table 9 - List of Sites - Borough Green and 0 Long Mill	I wish you to take into account the following with respect to Borough Green Garden City Do not build Borough Green Garden City Protect Green Belt and AONB	Comments noted.
45272801	Table 9 - List of Sites - Borough Green and 0 Long Mill	Re: Local Plan – AONB – Greenbelt and our Green Wedges - OBJECT I am writing to strongly object to the proposed Local Plan regarding those specific sites 59830, Site 59843, Site 59748 and those sites within the ‘Call for Sites’ impacting the Borough Green and Platt ward as well as our Pilgrims Ward that have come forward as sites within the Metropolitan Green Belt and AONB.	Noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

[Site 59830 – Borough Green Gardens]

Site 59830 – Borough Green Gardens

The proposed development plans to build right up to the boundary of the AONB at Ightham which causes serious harm to the setting of the AONB. The view from the North Downs into our valley is one of open fields, woodland with just church spires marking our small rural settlements. This would become an urban landscape destroying the setting and views into and out of the AONB.

The whole site is one of 'Metropolitan Green Belt' needing Exceptional Circumstances to allow development. We are told that we need a new relief road for the A25 and therefore this relief road will be the exceptional circumstance to enable justification for removing 143 hectares of land from our historic countryside green belt. Clearly, this is not a relief road for the A25 but a mass housing estate access road to enable thousands of vehicles in and out of the housing estate itself.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45272801	Table 9 - List of Sites - Borough Green and 0 Long Mill	As for the vehicles and the increase in traffic generated by an extra 3,000 houses, there will also be circa 15 years of accelerated sand extraction and landfill, plus construction traffic, all using the existing A25 and A227. This is due to Tonbridge and Malling Borough Council not insisting on completion of the relief road before house construction commences.
	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site 59748 – Gough Cooper Land off Dryland Road]
	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site 59748 – Gough Cooper Land off Dryland Road]
45272801	Table 9 - List of Sites - Borough Green and 0 Long Mill	This is Greenbelt land. It is a 'Green Wedge' with St Mary's Platt.
	Table 9 - List of Sites - Borough Green and 0 Long Mill	[Site 59843 – Croudace land off Crouch Lane]
	Table 9 - List of Sites - Borough Green and 0 Long Mill	Site 59843 – Croudace land off Crouch Lane
45272801	Table 9 - List of Sites - Borough Green and 0 Long Mill	This is Greenbelt land. It is another 'Green Wedge' with St Mary's Platt

Comments noted.

Comments noted.



This is of exceptional and significant importance to our wider community and that it is in the Kent North Downs Area of Outstanding Natural Beauty (AONB). The land supports 'Kent in the Garden of England' and in the Metropolitan Greenbelt. It is a 'Green wedge' with historic Ightham.

Regarding improving highways infrastructure ahead of any consideration of thousands of houses in our community, both Kent County Council and Tonbridge and Malling Borough Council have been big operational and financial supporters of the plan to re-instate the east facing slips in the vicinity of M25 J5 Sevenoaks. These slip roads will provide connectivity of the M26 and A21 to deliver a long overdue West Kent Bypass and effectively remove any local needs of relief roads to individual parishes within our community. That removes any case of special or exceptional circumstance for local relief roads for taking land out of the green belt - AONB for mass housing building programmes in West Kent.

Aligned to current and future traffic levels through this mass housing estate proposal, we are challenged by air pollution and poor air quality. The pollution levels in Borough Green in 2014 were high enough that an Air Quality Management Area was declared, which should limit development. The new development and its traffic will increase pollution levels and increase public health. It is recognised that the A25 from Wrotham Heath to Riverhead is now virtually one gigantic AQMA and this proposed development will only make matters worse rather than everyone looking to improve our air quality and mitigate air pollution in the danger zones of the A25. Air Quality monitoring for NO2, PM0.1 / 2.5 and 10.0 continues.

Trains and bus routes are already being cut and failing to cope with demand whilst there is no new finance to meet a doubling of the population. It has been stated that this development would benefit from being close to the main Ashford International railway line to London. Already, it is virtually standing room only - like a tube train from Borough Green to London in the mornings and evenings. We are all aware of large, proposed housing developments down the line at Ashford, Maidstone, Barming and Malling. These developments are also designed with London commuters in mind. As the train fills up with more commuters before arriving in

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45272801

Table 9 - List of Sites - Borough Green and 0 Long Mill

I am writing to voice my objection to the above. As a resident of [redacted] all my life and having been born here [redacted] the building of more housing would totally spoil it. To me it is special place to live.

However the lack of services is a big factor in not being able to support this extra housing ie water, sewer, no shops, lack of buses, school spaces, doctors, parking, the roads, the village is all electric with no mains gas and the lack of activities for youngsters or infact any residents.

This is why I am objecting to the building of more housing in Shipbourne. The village would be unable to cope.

Thank you.  
DearTMBC,

LP -Please stop any attempt to include what is known as Borough Green Garden City  
I found the volume of documents completely baffling and unnecessarily complicated.

However, in trying to navigate such baffling words, I want to strongly object to this proposal, it is greenbelt land and has been dug up and ruined for years and now we want our it back again. It is our green countryside full of life and so important to our health, wellbeing and environment here. Not to tum into a 3,000-mass housing estate.

We do need some houses, but not at this cost, and your relief road will not work because 3,000 houses will generate more traffic than we have now!!

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

46049601

Table 9 - List of Sites - Borough Green and 0 Long Mill

46053697

Table 9 - List of Sites - Borough Green and 0 Long Mill

Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

We are a group of small villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Green Bent and Area of Outstanding Natural Beauty.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need homes to attract people into this overcrowded area and who are moving out of perfectly good houses elsewhere. The whole point of the avalanche of housebuilding is to provide homes for a growing population, not just to line developers pockets.

Table 9 - List of Sites - Borough Green and 0 Long Mill

We also need to prevent development on site 59709, 59843 and 59748 these greenbelt open spaces maintain the separation between our villages and have crucial amenity value.

This area is groaning under its overpopulation already, anymore and we will grind to a halt. remember levelling up - build them up North.

I am writing to make my objections known in respect of the potential development of the above site number 59830, spanning across Ightham, Borough Green and Platt (being an area commonly referred to as "Borough Green Garden City") in the next Local Plan for Tonbridge and Malling.

I live with my young family in the centre of Wrotham village on Borough Green Road and we would therefore be directly (and detrimentally) affected by a substantial increase in houses, traffic, people, pressure on local services and urbanisation.

I understand there is a need for more housing in our borough (and indeed across the country), but it is completely disproportionate and unjust to build such a huge number in one place, as is proposed.

I understand that the proposal to develop this site would represent an allocation of 44% of TMBC's entire housing target allocation in one location. It is not clear to me why TMBC are not seeking to limit the impact on all of its existing communities within the borough by spreading the housing development allocations more sympathetically and evenly throughout the Borough.

I believe the reasons why so many houses should not be built in this area are numerous and very valid. The key reasons for my objections are set out as follows:

\* Traffic and transport

Table 9 - List of Sites - Borough Green and 0 Long Mill

The roads will not cope with the additional traffic, not only from the people who will be living in the houses but from construction vehicles during the building process, not to mention the inevitable deliveries to the houses and of course visitors.

In a relatively wealthy borough like TMBC I think it is fair to assume that most houses have two cars. For 3,000

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

46056225

46061313

Dear Sir

Here is my submission to the Consultation:

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens, Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic, separates Borough Green from Wrotham. If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge.

Not only would this proposed development increase traffic in and around Borough Green it will have a detrimental effect on neighbouring villages such as Seal and Ightham. The only access to Sevenoaks and beyond is via the A25 through Seal.

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green from Ightham

OBJECTION : Existing use essential

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

46061825

[59830, 59779, 59825, 59827, 59862, 59492, 59493, 59489, 59822, 59877, 59748, 59843]

As below, in response to your local plan "call for sites" Regulation 18 consultation, I am against building on our countryside Greenbelt and any impact on our rare and fragile Area of Outstanding Natural Beauty (AONB).

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

Greenbelt and AONB must be protected.

Here is my submission to the consultation with reference to specific sites and my OBJECTIONS: Please ensure that my response is included for the sites listed below.

46064929

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The Council is commissioning a Green Belt Study to support the new Local Plan.

[Site reference 59862]

59862 Aston Way / London Road

I wish to register my objection to the above possible sites for development. The current Leybourne Estate is unique with its open spaces and areas for people to walk and children to play – one has the feel of the countryside whilst being close to the town. Building mis-matched houses within the Leybourne Estate will ruin the aesthetics of a charming part of Kent. I am sure there must be other brown field sites which could be developed. I fear this proposal of allowing planning permission for houses on these named, small pieces of land which are currently recreational, will make the owners of these parcels of land see £ signs before their eyes and a way to get rich quick and most likely spending their unexpected gains to live in a more exclusive area which hasn't had its countryside ruined by development, whilst their current neighbours (the residents) have to live with the appalling results of losing our treasured green spaces.

\*All these spaces are used by residents and are sites of interest where people can walk, play, admire and even go sledging in the winter months and have the opportunity to enjoy the healthy outdoors

	Table 9 - List of Sites - Borough Green and	** why would you want to build houses on this very small grass verge – it's not going to make a big difference to your Local Plan.	
46090753	0 Long Mill	I am truly disgusted that as public servants you cannot come up with a proper Local Plan which doesn't involve taking over the green spaces which have been so loved by your electorate for more than 40 years.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes
	Table 9 - List of Sites - Borough Green and		
46101729	0 Long Mill	* Borough Garden City 59830 concerns... This is a non-starter. You would be doubling the population.	Comments noted.

Thank you for inviting Tonbridge and Malling residents to comment on the consultation for the TMBC Local Plan.

I was distressed to see that three sites in Shipbourne, which is AONB And Green Belt, had been put up for consideration to build houses on. The three sites in question are sites 59779, 59825 and 59827.

All three sites are within the green belt and the Kent Downs AONB. If any of these sites were developed, they would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how "to conserve and enhance natural beauty" in accordance with the Countryside and Rights of Way (CRoW) Act 2000.

Shipbourne Conservation Area and the Shipbourne Design Statement make clear how damaging development would be to the village and to the AONB. The rural charm of Shipbourne and the tranquil beauty of the fields in and around the village are a source of pleasure and solace, not just to people living in the area, but also for the many people who come to Shipbourne from further afield to walk, cycle or simply rest their eyes on the rural landscape.

The infrastructure is not in place for any of the Shipbourne sites (59779, 59825 and 59827). There are no shops in Shipbourne, no doctor's surgery, a very restricted bus service and only one very small primary school which is already oversubscribed, and the roads are too narrow and dangerous to cope with the traffic, let alone the pollution to the AONB. The costs to rectify all of this would be too high to warrant the building work.

The road junctions between Back Lane and Reeds Lane and between Back Lane and the A227 are already dangerous. Adding more people and traffic to the mix would be hazardous.

There are land drainage issues in and around Shipbourne and the sewerage is already under too much pressure,

Site 59827:

- This site is Kent Downs AONB, Green Belt and connected to the Conservation Area.
- Anyone walking through Shipbourne woods and the local public footpaths will gaze across this field to rest their eyes on the unspoilt rural landscape. The fields between the woods and Back Lane and Reeds Lane are especially beautiful and an integral part of the AONB.
- There are serious land drainage issues on this site. The neighbouring houses have long complained of sewage overflows. A watercourse runs along the southern boundary.
- Reeds Lane is particularly narrow and dangerous (and has severe drainage issues). It already can't cope with the existing traffic. To add housing (and the resultant traffic) to this area would be irresponsible.
- The junction between Reeds Lane and Back Lane is dangerous, with a narrow blind bend shortly after this junction on Reeds Lane.

- The pollution caused by any building work, additional homes and the resultant traffic would inevitably cause harm to the AONB.

- This site has been identified in Para 5.41 of the Sustainability Appraisal as being a least sustainable site option for allocation.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

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

42536801  
Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

42536801  
Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

42536801	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Site 59825:</p> <ul style="list-style-type: none"> <li>- This site is Kent Downs AONB, Green Belt and within the Shipbourne Conservation Area.</li> <li>- Building on this site would ruin the picturesque charm of the village.</li> <li>- This is a very open site.</li> <li>- The access onto Upper Green Road (which is narrow and treacherous, particularly in winter) and Back Lane is dangerous.</li> <li>- There is no identifiable need for social housing in Shipbourne, so no need for mixed development.</li> </ul>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42536801	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Site 59779:</p> <ul style="list-style-type: none"> <li>- This site is Kent Downs AONB, Green Belt and on the edge of the Shipbourne Conservation Area.</li> <li>- The site is on a very dangerous junction between Back Lane and the A227. Moreover it is opposite Shipbourne Primary School, and any added traffic would be a danger to children at the school, especially at pick up and drop off times.</li> <li>- The bus stop on the A227 only provides a (very restricted) school service.</li> <li>- There is poor drainage on the southern boundary of this site.</li> <li>- There is an active covenant on this land restricting development.</li> </ul> <p>I recognise that there is a need to build housing in our borough, but the above-mentioned sites are wholly unsuitable as Shipbourne is a rural area which lacks the necessary infrastructure of roads, electricity, sewerage and water provision. Moreover, Shipbourne has protected AONB and Green Belt status for a reason. People come from near and far to stroll or cycle in and around the village and to rest their eyes on the tranquil rural landscape. Once we start building on precious AONB land, there is no undoing the damage done.</p> <p>I urge the planning team to reject the above sites, both on practical grounds, and also to protect our precious Green Belt and Areas of Outstanding Natural Beauty.</p> <p>Thank you for taking the time to read this email</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
46102305	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>Site 59830 Borough Green Gardens</p> <p>I wish to register my objection to the entire scheme. It is Greenbelt land and has been dug up and despoiled for decades.</p> <p>We want our green space back again.</p> <p>We do need houses, but not in this place and at this cost. And how can you even consider building here where the sewage system is not fit for purpose even now without the burden of extra houses and extra waste.</p>	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
42817729	Table 9 - List of Sites - Borough Green and 0 Long Mill	<p>[Site 59830]</p> <p>Where is the GARDEN bit going to be developers do not give houses any gardens as they would rather have another house there do not use green belt land it should be sacrosanct and protected</p>	Comments noted. The Council is commissioning a Green Belt Study to support the new Local Plan.

The settlement heirachy to classify Borough Green as a Rural Service centre is disputed and should not inform the spatial strategy for the local plan.

OBJECTIONS: Coalescence of Settlements:

59830 Borough Green Gardens , Greenbelt, AONB, won't address traffic issues because so many houses will generate extra traffic , separates Borough Green from Wrotham . If this site goes ahead, our rural villages will become suburbs of a town bigger than Tonbridge. This will desecrate the green belt forever.

59712 Oaktrees Greenbelt AONB, already encroaching illegally, separates BG from Wrotham

59843 Crouch Lane, 59748 Dryland Rd, Both these are greenbelt, and separate Borough Green from Platt

59720 Gracelands, 59709 Darkhill. Both sites are Greenbelt AONB, and separate Borough Green From Ightham

OBJECTION : Existing use essential

59492 Western Rd carpark - shortage of parking

58492 Station Carpark - shortage of parking

59849 Crowhill Green - residents green space and recreation.

OBJECTION : Greenbelt

59877 - Greenbelt - Important avenue of historic Lime trees leading to historic house

I would like to register my strong objection to the following potential Ightham sites as part of the TMBC Local Plan:

- 59720
- 59608
- 59871
- 59709
- 59872
- 59770
- 59830

My objections are based on the following reasons:

- \* Loss of the Metropolitan Green Belt
- \* Harmful development in an Area of Outstanding Natural Beauty
- \* Increased traffic through the historic village of Ightham on the A227, the A25 and surrounding country lanes
- \* Loss of the "green wedge" between Ightham and Borough Green
- \* Impact of overdevelopment of our historic village
- \* How Ightham and Borough Green will be adversely impacted should the hugely disproportionate development of Borough Green Gardens go ahead

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

25062913  
Table 9 - List of Sites - Borough Green and 0 Long Mill

46118145  
Table 9 - List of Sites - Borough Green and 0 Long Mill

[Site 59830]

Stop Borough Green Garden City .

Protect Greenbelt and AONB, once it has gone, it is gone forever.

46120929	Table 9 - List of Sites - Borough Green and 0 Long Mill	Too much traffic will be generated, more vehicles in an already congested area. Existing services are already overstretched. This proposal is in a bad place, and a bad idea. 59830	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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42832993	Table 9 - List of Sites - Borough Green and 0 Long Mill	59830 Borough Green Garden City - this disproportionately sized development will have an overwhelming affect on the whole area from Sevenoaks to Maidstone. It will substantially change the nature of Borough Green from that of a large village to a town with all that entails. It will hugely impact the villages that lie next to Borough Green, putting a massive strain on the road network. The environmental damage will be significant and will urbanize a part of Kent that is already losing its rural character There would need to be serious upgrades and improvements to the M26, especially a junction at Sevenoaks to take the burden of traffic away from the A25.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan
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[59830]

Dear Sirs

Here is my submission for the consultation:

Objection: 59830 Borough Green Gardens

The development is wholly within the Greenbelt and partly in/overlooked by the AONB. There should be no development within the Greenbelt or AONB.

The existing traffic issues around Borough Green will be exacerbated by the development, as the construction of so many houses will generate so much additional traffic both during and after construction.

25383969	Table 9 - List of Sites - Borough Green and 0 Long Mill	Borough Green is not a large centre and would be consumed by a huge development. The traffic would be massively increased in on infrastructure that is already overwhelmed, including risking the safety of pedestrians on narrow pavements adjoining major roads, and affecting the health of residents from air and noise pollution. The villages of Borough Green, Platt and Ightham, which currently are separate rural settlements, would become part of one large urban settlement, which in total would be larger than Tonbridge, changing the nature of the settlements. All of this would be without the support of adequate infrastructure.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.
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I write to register my opposition of local plan regulation 18.

I am a resident of Ightham and strongly oppose the plans under consultation for the development of large volumes of housing in and around our beautiful historic village. The local residents are incredibly proud and respectful of the history of the village and yet these crass plans are being made with no regard for the preservation of the wonderful area.

My main concerns over the impact on the village are:

- the loss of our metropolitan green belt: specifically classified to protect the area from development and preserve the stunning countryside
- the serious development of thousands of houses in the Kent downs area of natural beauty. Again, the status of the area has been classified to mark the natural beauty of the area; this will absolutely be devastated if the plans go ahead
- untenable strain on the infrastructure of the area, both in terms of the increased traffic on already very busy roads (a227 and a25) and on the local services
- a loss of the green spaces around the village that are currently enjoyed by the villagers and by visitors to the area
- the impact on the small villages of Ightham and borough green will be hugely disproportionate. The villages will be completely drowned by the new dwellings proposed and the area would be unrecognizable

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

46128001

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

[59830]

My concerns are around the sites which incorporate the BART villages(Birling,Addington,Ryarsh and Trottiscliffe)

Site 59830 Mixed Use Borough Green Garden City

I do not feel these villages have good enough road and traffic margins to take the huge increase in traffic. Nor the schools or medical facilities which are needed to support such an increase in housing. We have quarry workings as it is and all the lorries which go along with that task. Trottiscliffe has a rat run through the village from the A227 to the A20, down Vigo Hill which is already under strain with constant traffic and drainage/waste issues.

I believe Kingshill already has this years budget on education for schools.

These plans will undoubtedly increase lorries for building materials etc pounding our lanes and Borough Green is already coping with dreadful traffic problems.

Seven Mile lane stacks up and along the A20 as does the A227 from Meopham. The hill down from the exit from the M20 Dover bound is very busy at peak times. It meets the base of the A227 at the roundabout.(That's without the 'proposed new river crossing traffic)which is to be built.

We need better access to the motorway before Borough Green from the Sevenoaks side before any more building on the scale proposed is even considered.

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

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

46128161

I am writing on behalf of my husband and myself with regard to the 3 land sites in Shipbourne Village that the landowner (Fairlawne Estate) have put forward as "Call for Sites" Ref 59779, 59827 and 59825.

We would want the village to be protected from the development of green belt land and object to the development of the above sites. We choose to live here because of our surroundings this beautiful area of countryside, to lose this after being here [redacted] would be devastating.

Plan Ref [redacted] is at [redacted], of which it states for mixed use. Any development would overlook our property and take out view and light. At the bottom of the garden as they got ready to fly back to warmer climates. We rarely see them now. We need to protect our wildlife and keep our countryside and village safe from developers.

Back Lane is a busy cut through for vehicles that do not keep to the speed limit. At the moment development is going on at what was Martins Oast and the cottages next door. This is causing umpteen vehicles parked in a long line along Back Lane.

The drainage along Back Lane doesn't cope and frequently there is a vehicle called to clear the system. Sewerage bubbles out from the drain cover and along the road. In very wet weather the ditch blocks and water pools across the road. The previous owner of Martins Oast had a wall built to divert water as he was flooded several times.

46128833	<p>Table 9 - List of Sites - Borough Green and 0 Long Mill</p>	<p>The junction of Reeds Lane/Upper Green Lane/Back Lane is well used and some vehicles don;t even stop or slow down. Drop off and collection of children by their parent in vehicles.</p> <p>These sites if developed would have a huge impact on the character and landscape of our lovely village. It is important that we keep the Green Belt and the Shipbourne Conservation Area. Shipbourne is a beautiful area let</p>	<p>Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.</p>
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We have come to this quite late in the day and we understand today is the last official day for making representations.

In short, we completely oppose the creation of a massive residential housing development of 3000 houses in this area supplemented by other smaller designated sites for housing which will subsume Borough Green and surrounding villages into a vast conurbation.

Borough Green has already suffered from a huge increase in house building in the 36 years we have lived here and the prospect of the so-called BGGC is depressing.

There is also the loss of greenbelt and AONB designated land arising from this development if approved. Furthermore, the current infrastructure e.g. roads (no bypass despite years of talking about one), train services, medical services and parking is already unable to cope with the expansion of Borough Green over the years.

Apart from some BG Parish Council initiatives to create green space and wild areas for nature conservation, nothing comes to mind that has improved the environment around here. On the contrary, there are continuing threats of more so-called 'development' aka: destruction and concreting over, with the nibbling away of countryside and green spaces mainly for housing regardless of the BGGC proposal.

In addition to the BGGC proposal to the north of the railway line, there is the so-called Gough Cooper Field Site (Site 59748) which we back onto which is an inappropriate site from a visual amenity and access viewpoint, and the Croudace (Site 59843) to the south which are targets for housing development and we've had the spectre of this hanging over us for many years.

There is no doubt in our minds that the threat these housebuilding plans, largely to attract people from outside the area to move here, will negatively impact the quality of life of the existing residents of Borough Green and

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List of Sites - Borough Green and 0 Long Mill

46163777

59830

I live in [redacted], an area surrounded by countryside, countryside that is protected by greenbelt. Laws have been passed to prevent mass building on greenbelt unless there are exceptional circumstances. In this case there appear to be none. The massive development proposed will destroy the land, increase pollution, put huge strains on services and cause endless congestion.

Greenbelt land is set aside and protected. It is not supposed to be used for development unless there are exceptional circumstances. There are DEFINITELY NOT exceptional circumstances here which would allow for 3000+ homes to be built. The area is set in and alongside AONB. Development on such a scale will detrimentally effect that. The land currently used for quarrying is supposed to (again by law) be returned to green state. Landowners are not meant to profit, this is sheer greed in the destruction of the protected environment.

TMBC have approved planning applications that cover 4000 homes in our Borough. Land is available, planning has been approved yet property is not being built. These developers should be approached. There are no exceptional circumstances to build on greenbelt.

It has also been found that a further 11,700 homes could be built on non greenbelt land in the Borough. Land which is NOT greenbelt. The argument stands. There are no exceptional circumstances to build Borough Green Gardens.

Currently there are approximately 400,000 empty homes across the UK. These are homes that could and should be put to use- 400,000! No lawful, exceptional reason to build on greenbelt! Planners need to be more creative in their schemes. Presumably mass housing on such a scale as the one proposed would be cheaper- get it all done in one go. We do not have land such as this to save developers money. The land is there to be protected- it does not provide a valid reason for destroying greenbelt. Once it is gone it is gone.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List of Sites - Borough Green and 0 Long Mill

45946817

I live in Platt, an area surrounded by countryside, countryside that is protected by greenbelt. Laws have been passed to prevent building on greenbelt unless there are exceptional circumstances. In this case there appear to be none. The development proposed will destroy the land, increase pollution, put huge strains on services and cause congestion.

Greenbelt land is set aside and protected. It is not supposed to be used for development unless there are exceptional circumstances. There are DEFINITELY NOT exceptional circumstances here which would allow for homes to be built. The area is set in and alongside AONB. Development will detrimentally effect that. The area has listed properties which are protected from developments such as these- the impact would be severely detrimental. Their outlook would be dramatically effected and this is protected by law.

Access to the site is totally impractical for a development of that size. From either direction there are narrow country lanes with limited passing points. Lorries, builders vans and other heavy vehicles are not suited to constant use of these lanes- the lanes were not built for that. Verges will be destroyed- already on normal days traffic causes damage to hedges, posts etc as cars, vans, lorries attempt to squeeze past each other. Road rage is a dangerous thing but is experienced by drivers in the area who have no patience for the lanes. Our drive was used as a passing point during a recent closure of the A25- the width of the drive and the lack of other passing areas in the lane meant that traffic congregated on our drive during standstills! The result of this was the drive had to be re-laid (paid for by Southern Water who had closed the main road and allowed heavy goods traffic to divert down Comp Lane. Even one bin lorry a week causes congestion!

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

45946817  
Table 9 - List of Sites - Borough Green and 0 Long Mill

TMBC have approved planning applications that cover 4000 homes in our Borough. Land is available, planning has been approved yet property is not being built. These developers should be approached. There are no exceptional circumstances to build on greenbelt.

It has also been found that a further 11,700 homes could be built on non greenbelt land in the Borough. Land [Sites 59830, 59709 59843, and 59748]

Site 59830 Borough Green Gardens

We are a group of small rural villages. This proposal will turn our villages into suburbs of a large town bigger than Tonbridge itself. There are enough areas of land in TMBC to build on if you want to, without destroying our precious Greenbelt and Area of Outstanding Natural Beauty.

We accept we need more housing for refugees and getting young people on the property ladder, we do not need houses to attract people into this overcrowded are[a] and who are moving out of perfectly good houses elsewhere. The whole point of this avalanche of house building is to provide homes for a growing population, not just line developer's pockets.

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

46207201  
Table 9 - List of Sites - Borough Green and 0 Long Mill

We also need to prevent development on site 59709 59843, and 59748, these greenbelt open spaces maintain the separation between out villages and have a crucial amenity value.

This area is groaning under its overpopulation already, any more and we will grind to a halt. Remember levelling up - build them up North.

\* OBJECT

\* The site 59830 is on Green Belt land, which should be protected. The sand pits have restoration rights under the KCC mineral consent to be filled in and turned back into green fields.

\* The site 59830 is adjacent to Kent Downs Area of Outstanding Natural Beauty that has been designated for conservation due to its significant landscape value.

\* Such overdevelopment would result in loss of green wedge separating different villages, impacting the specific individual identity of the villages. The green wedge prevents the merging of neighbouring towns into one another

\* The proposed Relief Road (site 59830) is not a bypass and will not help Borough Green and St Mary's Platt regarding their current A25 traffic plight but will simply generate thousands of new vehicles into the community and onto the A20, A227 and A25. Any form of bypass for the parishes should be via a West Kent Bypass that enables the M26 to connect with the A21 in the vicinity of M25 J5 Sevenoaks, which would alleviate the traffic in all the villages in the area. This could be achieved by the construction of the long-overdue missing J5 slip roads. The proposed Relief Road is simply a "red herring". Its sole purpose is to try to come up with the only very special circumstance to be able to build mass housing on green belt land. It has also been stated that KCC has declined to provide any financing for the proposed road.

\* The plan of 3000+ houses is completely disproportionate considering the current size of the villages and the related infrastructure.

\* We already have Kings Hill (Garden City) just a few miles from the site. The area does not need multiple Garden Cities in close proximity, since this increases the private car use within the borough due to poor public transport links.

\* Finally, on the 26th of November, in his first PMQs the Prime Minister Rishi Sunak stated that he wants to adopt a brownfield first approach on building new housing and is committed to protecting the Green Belt.

Hence, I believe houses required should be primarily built on brownfield sites, protecting the Green Belt land

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan. The Council is commissioning a Green Belt Study to support the new Local Plan.

Table 9 - List  
of Sites -  
Borough  
Green and  
0 Long Mill

25406401

THE SITE

The Site lies to the north of Basted Lane, Crouch, extends to approximately 0.8 hectares ('ha') and is currently grass land. The Site is predominantly flat. The northern boundary of the Site is formed by established hedgerow, with the eastern by the rear gardens of properties off an access road off Basted Lane. The southern boundary is set by Basted Lane with the western by a hedgerow.

Previous Promotion

The Site was submitted to the 'Call for Sites' in February 2022 (reference: 59773) for residential development with an estimated capacity of 10 dwellings.

DEVELOPMENT POTENTIAL

Paragraph 68 of the NPPF requires that planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 69 of the NPPF goes on to confirm that "small and medium sized sites can make an important contribution to meeting the housing requirement of an area" and are often built-out relatively quickly. This is exactly what the Site can deliver.

In accordance with Annex 2 of the NPPF the Site is also deliverable in that it is:

Available – The Site is in single ownership, is being promoted by the landowner and is available for development now, and subject to release (from the Green Belt) and allocation, a planning application will be submitted shortly after the Plan has been adopted. The Site is therefore available.

Suitable – Putting aside the constraint of the Green Belt, there are no other constraints to the Site's development for housing. As identified below, if assessed independently, the Site does not perform strongly in respect of performing the Green Belt function. The Site forms a logical extension to Crouch, with any future development being integrated into the townscape. The Site is therefore suitable.

Achievable – With a realistic prospect of the Site being delivered within 5 years, not only will it allow the Council to allocate a specific and deliverable site early in the plan period according with paragraph 68(a) of the NPPF, but it will ensure the short-term housing supply is robust.

KEY STRATEGIC MATTERS

Plan Period

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

Table 9 - List of Sites - Borough Green and

42832833 42826433 Long Mill



TONBRIDGE & MALLING BOROUGH COUNCIL – LOCAL PLAN (REGULATION 18)  
CONSULTATION (NOVEMBER 2022) – LAND AT BASTED LANE, CROUCH

On behalf of our clients, [redacted], please find enclosed representations to Tonbridge & Malling Borough Council’s (hereafter referred to as ‘the Council’) Regulation 18 Local Plan (the ‘Local Plan’).

Our clients support the decision to bring forward a new Local Plan as the importance of creating a Plan-led approach to planning for development cannot be understated given the Council’s adopted Local Plan predates the National Planning Policy Framework (‘NPPF’). A new Local Plan is therefore required to ensure the future needs of residents and businesses across the Borough can be met through the sustainable development of sites.

As part of the initial stage of the emerging Local Plan, our client’s Site at Basted Lane, Crouch, was submitted to the Council’s first Call for Sites exercise in February 2022.

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

These representations provide:

1. An introduction to the Site and confirms previous promotion;
2. Summarises the development potential of the Site;
3. Identifies the key strategic matters; and
4. Responses to the relevant questions set out in the Local Plan and reassesses the Site (as necessary).

44471521	42826433	<p>Table 9 - List of Sites - Borough Green and Long Mill</p> <p>THE SITE</p> <p>The Site lies to the north of Basted Lane, Crouch, extends to approximately 0.8 hectares (‘ha’) and is currently grass land. The Site is predominantly flat. The northern boundary of the Site is formed by established hedgerow, with the eastern by the rear gardens of properties off an access road off Basted Lane. The southern</p>
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[59773]

SUMMARY AND CONCLUSION

Whilst our clients support the principle of bringing forward a Local Plan, in the line with the NPPF, it is vital that the Council allocates specific, deliverable sites to boost significantly the supply of housing (both market and affordable). In turn, this will assist in reducing the affordability issues and certainly if small and medium size sites are included as part of the spatial strategy.

Comment noted.

In terms of the Site and as set out above, if independently assessed in Green Belt terms, it would perform weakly. Further, the Site is deliverable in accordance with the definition at Annex 2 of the NPPF.

It is therefore proposed that the Site should be released from the Green Belt and allocated for residential development in the emerging Local Plan.

44471521	42826433	<p>Table 9 - List of Sites - Borough Green and Long Mill</p> <p>Finally, we look forward to working with the Council over the coming months to evolve the current iteration of the Local Plan and we would be grateful if you could confirm receipt of these representations, keeping us informed of progress. In the meantime, if you have any queries on any points covered, please do not hesitate to contact me or my colleague [redacted for privacy reasons].</p>
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1.3 Land at Allingham Close (Millbourne Place), Borough Green (TMBC Site Site 59767)

1.3.1 Our client's site provides the opportunity to deliver 4no. high-quality terraced homes that would represent residential infill scheme, appropriate in the context of the site's location within the Metropolitan Green Belt and the setting of the Kent Downs AONB.

1.3.2 Such a development would provide a mix of new family-sized homes and could include the provision of high-quality private amenity space, policy compliant vehicle and cycle parking and the addition of appropriate landscaping and ecological enhancement.

1.3.3 We envisage that the proposed houses will be of traditional two storey form consistent with the phase 1 development.

1.3.4 Safe and suitable vehicle and pedestrian access can be achieved directly from Allingham Close which itself includes adequate space for vehicle turning allow vehicles to turn and leave in forward gear.

1.3.5 In accordance with Kent County Council's Design Guide Review: Interim Guidance Note 3 parking standards a total of 12no. vehicle parking spaces can be accommodated, comprising 2no. allocated space per dwelling and 4no. additional visitor spaces. secure cycle storage facility is proposed with capacity for 4no. cycles.

1.3.6 Furthermore, the site as existing is presently low-grade scrub being the site of the former development compound and offers very little visual or ecological benefit. To the contrary, redevelopment could create an attractive and distinctive sense of local place, incorporating high quality landscaping treatment and opportunities for ecological enhancement.

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

43309729 25240577 Table 9 - List of Sites - Borough Green and Long Mill

Our client's site lies to the north side of Fairfield Road, Borough Green, approximately 800m south of the M26 Motorway. Its location is adjacent to the built confines of Borough Green and is adjoined by residential development to the East, West and South and by a quarry (proposed for strategic growth) to the North.

1.3.2 The site lies adjacent to a parcel of land previously used for operations in connection with the Geographers A-Z Map Company, which has subsequently been redeveloped for housing by our client. The current site represents a logical further extension.

1.3.3 Close to the site is Borough Green Railway Station, which can be accessed via a junction off of Fairfield Road. The railway station is located approximately 120m to the south and is approximately two minutes walking distance from the site. Trains on the Southeastern service run from/to London Victoria, London Blackfriars, Ramsgate, and Maidstone East. The journey time from Borough Green train station to London Victoria is approximately 45-minutes. There are bus stops located on Borough Green Road, just south of the access road into the plot with bus services running to a number of main destinations. The No. 70 service provides direct links between Larkfield, West Malling, Wrotham and Borough Green. The No 221 route extends further to Tonbridge, Southborough and Tunbridge Wells and the No 570 and 306 routes extends to Maidstone and Sevenoaks respectively. Accordingly, there are direct bus links to all of the major surrounding settlements.

1.3.4 Further to the south of the railway station, approximately 250m from the application site, is Borough Green High Street providing numerous shops and services.

1.3.5 Access to the A20, M26 and M20 Motorway is located approximately 2.5km to the east of the site.

1.3.6 In light of this the site is considered to be highly sustainable.

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The proposed redevelopment

1.3.7 It is considered that the site can accommodate approximately 21 new homes (see figure 1) with access derived through the adjacent land controlled by Fernham Homes. The proposals will be to deliver a fully policy compliant scheme, including the provision of on site affordable housing.

Proposed indicative layout

1.3.8 In terms of high-level constraints, the site is located within the Metropolitan Green Belt 'MGB' but

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

41998081 25240577 Table 9 - List of Sites - Borough Green and Long Mill

Table 9 - List [59778]  
of Sites -  
Borough  
Green and

Additional supporting information submitted in the form of 2 technical reports.

Comment noted.

25406913

25406817 Long Mill

Please see R1764.





















