

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC Response
			<p>Is it is my belief that when Kings Hill was in its infant stage, it was agreed that the development was based upon 40 % of the area remaining green space, the area is part of the existing green belt. And the golf course was an agreed amenity.</p> <p>The golf course itself provides employment for residents, this would an unacceptable loss to effect the employment of the many people that the course employs. Not only loss of jobs but other business opportunities that the club offers.</p> <p>Not to forget the vital effects that outdoor activities have on our well being. Loss of the facilities would adversely impact health and well being of the hundreds of members and their guests who enjoy the game each day. Alongside this lets also consider the footpaths used by so many walkers, dogs walkers and cyclists. To destroy such footpaths would prevent many residents from accessing daily walk easily. To need for outdoor recreation has been highlighted enormously during the pandemic, the need for footpaths is vital.</p> <p>GP surgery - The local surgery cannot cope at the moment, and many people are forced to use private medical services because theycannot get an appointment. Adding 1,000's of additional houses will only increase this problem.</p> <p>Medical facilities are already stretched to its limits. If the current facilities cannot support the residents, it can only be a disaster to ask the facilities to support even more patients. Many of us residents will all have stories of not being able to access the Doctors surgery when needed. Phone calls unanswered appointments full each morning. The GP surgery has lost all the flexibility it once had due to the increasing numbers of patients, IE the growing number of residents. It cannot possibly support more if its unable to support the current community.</p>	
0	45141793	Table 9 - List of Sites - West Malling and Leybourne	Schools - The local schools are already full, and with no secondary school on KH, pupils are forced to use	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.
25295041		Table 9 - List of Sites - West Malling and Leybourne	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [SITE REF: 59447]</p> <p>Detailed Comments on West Malling sites</p> <p>Both town centre West Malling car parks are included Call for Sites. There are no alternative town centre locations of this size. Multi-storey replacement options would be out of keeping with the Conservation Area.</p> <p>59447 Ryarsh Lane car park - 0.3 hectares - 14 houses</p>	Comment noted.
25349153		Table 9 - List of Sites - West Malling and Leybourne	<p>The site is surrounded by the West Malling Conservation Area and any multi-storey development within it would be of harm to the Conservation Area.</p> <p>This is a much needed TMBC-owned car park for businesses and off peak visitors. It is heavily used during the monthly Farmers' Markets. There is a waiting list for business permits. This site is thus unavailable and must</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

[SITE REF: 59488]

Detailed Comments on West Malling sites

Both town centre West Malling car parks are included Call for Sites. There are no alternative town centre locations of this size. Multi-storey replacement options would be out of keeping with the Conservation Area.

59488 High Street car park - 0.36 hectares - 16 houses

The site of the High Street car park is in the West Malling Conservation Area. Any multi storey development would cause harm to the Conservation Area and to the nearby Abbey, a Scheduled Ancient Monument. This is a much needed TMBC- owned car park for visitors and shoppers. Part of the site shown is owned by Tesco and part is owned by Fremlins Whitbread Ltd. It is understood that the original agreement on creating the car park with Fremlins Whitbread stipulates that that land is maintained as a car park. Loss of the car park would increase indiscriminate parking on residential streets and would result in many potential shoppers going elsewhere, highly detrimental to the economic viability of the town. It should be firmly rejected.

[SITE REF: 59594]

59594. St. Leonard's Street (Malling meadows)- 5.48 hectares- 35 houses

This site has a frontage along St Leonard's Street and Teston Road. It is in the Green Belt, partly in the WM Conservation Area, outside the confines of West Malling and therefore designated as countryside.

Its Green Belt function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling, assist in safeguarding the countryside from encroachment, and particularly its coalescence with existing properties in St Leonard's Street and those being built at King Hill, and as a rural setting to the historic town of West Malling. (NPPF paras 138, 147-149 apply). It is used for grazing horses as part of an established stabling business. Its designation as countryside means that NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'). It is partly within the Conservation Area and any development would be of harm to the setting of St Leonard's tower, a Scheduled Ancient Monument, and Malling Place.

[SITE REF: 59602]

59602. The Crest, opposite Orwell Spike - 0.66 hectares - 19 houses

This site is totally included in 59603 (4.25 hectares - mixed use).

The site is in the Green Belt, outside the confines of the settlements of West Malling and Kings Hill and is therefore designated as countryside. It comprises Grade 1 agricultural land. NPPF Para 174(b) applies.

Its Green Belt function is to preserve the openness of the countryside, assist in safeguarding the countryside from encroachment, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Orwell Spike and those being built at Lancaster Park, King Hill, and as a rural setting to the historic town of West Malling. The site is outside the confines of the settlements of West Malling and Kings Hill and is therefore designated as countryside (NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside').

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

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.

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Table 9 - List of Sites - West Malling and 0 Leybourne

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[SITE REF: 59603]

59603. The Crest, opposite Orwell Spike - 4.25 hectares- mixed use

This site totally includes 59602. (0.66 hectares - 19 houses). The site is in the Green Belt, outside the confines of the settlements of West Malling and Kings Hill and is therefore designated as countryside. It comprises Grade 1 agricultural land. NPPF Para 174 (b) applies.

Its Green Belt function is to preserve the openness of the countryside, assist in safeguarding the countryside from encroachment, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Orwell Spike and those being built at Lancaster Park, King Hill, and as a rural setting to the historic town of West Malling. The designation as countryside means that NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

Table 9 - List of Sites - West Malling and 0 Leybourne

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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.

59619. Norman Road 4.21 hectares - 30 houses

This site totally includes 59620, 59621 and 59622. This site in the Green Belt, function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as countryside and NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. Access to the site from West Malling would be through West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width which limits the capacity of the site".

Numerous planning applications for the eastern part of this site fronting Norman Road have been rejected, the most recent of which are described below:-

A planning application (Ref : 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal) because :-

"1. The proposal constitutes inappropriate development which by definition is harmful to the Green Belt. The Local Planning Authority does not consider that Very Special Circumstances exist that would outweigh the harm from the development's inappropriateness and by loss of openness, and indeed any other harm. The proposed development is contrary to Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007 and Paragraphs 80, 87, 88 and 89 of the National Planning Policy Framework (2012).

Table 9 - List of Sites - West Malling and 0 Leybourne

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2. The proposal is not a form of development that is normally permitted in the countryside as listed in Policy CP14 of the Tonbridge and Malling Borough Core Strategy and no material considerations exist that justify the

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.

59620. Norman Road 1.96 hectares - 7 houses

This site forms part of site 59619.

This site in the Green Belt, function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as countryside and NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

Access to the site from West Malling would be through West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width which limits the capacity of the site".

Numerous planning applications for the part of this site fronting Norman Road have been rejected, the most recent of which are described below:-

A planning application (Ref : 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal) because :-

25349153	Table 9 - List of Sites - West Malling and 0 Leybourne	"1. The proposal constitutes inappropriate development which by definition is harmful to the Green Belt. The Local Planning Authority does not consider that Very Special Circumstances exist that would outweigh the harm from the development's inappropriateness and by loss of openness, and indeed any other harm. The proposed development is contrary to Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007	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.
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59621 . Norman Road 2.17 hectares - 27 houses

This site forms part of site 59619 and is adjacent to site 59620.

This site in the Green Belt, function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as countryside and NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

Access to the site from West Malling would be through West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width which limits the capacity of the site".

Numerous planning applications for the nearby Appledene Farm site have been rejected, the most recent of which are described below:-

A planning application (Ref : 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal) because :-

25349153	Table 9 - List of Sites - West Malling and 0 Leybourne	"1. The proposal constitutes inappropriate development which by definition is harmful to the Green Belt. The Local Planning Authority does not consider that Very Special Circumstances exist that would outweigh the harm from the development's inappropriateness and by loss of openness, and indeed any other harm. The proposed development is contrary to Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007	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.
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59622. Norman Road 0.28 hectares - 0 houses

This site is totally included in sites 59619 and 59620. Although no houses are proposed for this site, I repeat the commentary below.

This site in the Green Belt, function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as countryside and NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

Access to the site from West Malling would be through West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width which limits the capacity of the site".

Numerous planning applications for this site have been rejected, the most recent of which are described below:-

A planning application (Ref : 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal) because :-

25349153	Table 9 - List of Sites - West Malling and 0 Leybourne	"1. The proposal constitutes inappropriate development which by definition is harmful to the Green Belt. The Local Planning Authority does not consider that Very Special Circumstances exist that would outweigh the harm from the development's inappropriateness and by loss of openness, and indeed any other harm. The	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.
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59645. Offham Road, adjacent to No. 139 - 1.66 hectares- 42 houses

This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Offham Road, and as a rural setting to the historic Douces Manor and the historic town of West Malling. This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside' setting and views into the Conservation Area would be harmed.

Access to the site from West Malling would be through West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width which limits the capacity of the site". Any development on this site would exacerbate the traffic congestion at the Collonade in West Street, which is only wide enough for a single vehicle and too narrow for vehicles to pass. A recent planning application for this site (Ref 21/02003/FL has been rejected by TMBC on the following grounds:

- "1. The proposal constitutes inappropriate development, which is by definition harmful to the Green Belt, and would also lead to harm to openness and an encroachment of development into the countryside, contrary to the aims of the Green Belt.Framework (2021).
2. The proposed development, by reason of its design and layout, would not respect the prevailing character of development in the locality and would detract from the visual amenity of the rural landscape. It would also represent an encroachment of the built-up area into the countryside.
3. The proposal does not provide sufficient information to demonstrate that safe visibility can be achieved.
4. The development by virtue of design, scale and layout of the proposed dwellings will result in harm to the [SITE REF: 59658]

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.

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Table 9 - List of Sites - West Malling and 0 Leybourne

59658. London Road - 0.67 hectares- 19 houses

This site totally subsumes 59672. The site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Brickfields and Norman Road and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as 'countryside'.

The site shown on the map includes the site approved for 79 units of extra care accommodation (3.7 ha), but the site area quoted (0.67 ha) would appear to refer to a small extension of that site surrounding the west side of 237 London Road (Villa Suecia). My comments on that small extension appear below.

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.

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Table 9 - List of Sites - West Malling and 0 Leybourne

[SITE REF: 59672]

59672. London Road - 0.60 hectares- 17 houses

This site appears to be adjacent to that approved for the 79 bed care home and surrounds all but the north side of 237 London Road (Villa Suecia).

The site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Brickfields and Norman Road and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as 'countryside'.

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Although the Plan states that 17 houses would be provided on this site, it is understood that the owner wishes to build 4 x 4-bedroom detached houses on the site. Given the approval already given to the much larger adjacent site, it is difficult to see what realistic objections could be made to this small development.
[SITE REF: 59699]

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

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59699. Ewell Avenue/Offham Road - 13.68 hectares- mixed use

This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Fatherwell Avenue and Offham Road and as a rural setting to the historic town of West Malling. The site boundary is on Fatherwell Road, which is the Parish boundary between West Malling and Offham. The site is part of Church Farm, Offham, and it provides a rural buffer between West Malling and Offham.

This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. It is Grade 1 of the Best and Most Versatile Land and is currently used for agriculture, growing salad and grain crops for national distribution. Footnote 58 of the NPPF states "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality".

Access to the site from West Malling would be through Offham Road and West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on Offham Road and West Street, which are of restricted width which limits the capacity of the site". Any development on this site would exacerbate the traffic congestion in Offham Road and at the Collonade in West Street, which is only wide enough for a single vehicle and too narrow for vehicles to pass.

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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.

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[SITE REF: 59714]

59714. Manor Farm, Offham Road - 2.71 hectares- 69 houses

This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Offham Road, and as a rural setting to the historic Douces Manor, a Grade II* listed building, and the historic town of West Malling.

This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. The setting and views into the Conservation Area would be harmed and development would detract from the visual amenity of the rural landscape.

Access to the site from West Malling would be through Offham Road and West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on Offham Road and West Street, which are of restricted width which limits the capacity of the site". Any development on this site would exacerbate the traffic congestion on Offham Road and at the Collonade in West Street, which is only wide enough for a single vehicle and too narrow for vehicles to pass.

[SITE REF: 59716]

59716. Offham Road, to Malling Place grounds - 3.62 hectares - 28 houses

This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Offham Road and St Leonard's Street and those being built at King Hill, and as a rural setting to the historic town of West Malling. The site is in the Conservation Area. Development of this site would be detrimental to the setting of the Conservation Area, and especially to the Grade II* listed building of St. Leonard's tower and of Malling Place. It is used for grazing horses, which is part of an established stabling business.

This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

Access to this site from West Malling would be through Offham Road and West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on Offham Road and West Street, which are of restricted width which limits the capacity of the site". Any development on this site would exacerbate the traffic congestion on Offham Road and at the Collonade in West Street, which is only wide enough for a single vehicle and too narrow for vehicles to pass.

[SITE REF: 59733]

59733. King Hill, south of Orwell Spike - 1.06 hectares- 27 houses

This site was the subject of an Appeal dated 25 May 2022 (PINS Ref : 3279132) which granted permission for a development of 9 houses to the rear of 1 and 2 Orwell Spike (ref TM/20/02239/FL). This permission was granted after the site was put forward in the Call for Sites as so the site should be included in the Local Plan.

Table 9 - List of Sites - West Malling and 0 Leybourne

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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 - West Malling and 0 Leybourne

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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 - West Malling and 0 Leybourne

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Comment noted.

59807. Station Approach - 2.94 hectares- 34 houses

This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. The site was until recently in productive agricultural use for cereal production.

An Appeal Hearing for the development by Gladman (PINS Ref : 3254563) was rejected on this site on 15th March 2022. The Inspector found that the pattern of Town-Abbey-Countryside is an intrinsic part of the historic character of West Malling and the setting of the Abbey complex and she attributed substantial weight to the very significant harm to the character and appearance of the area and moderate weight to the cumulative harm to the setting of a number assets such as the West Malling Abbey complex, Conservation Area, railway station and the Eden Farm Oast House.

She concluded that these adverse impacts would significantly and demonstrably outweigh the benefits of Gladman's proposed development on their site. I quote from her Report below:-

"23. The proposal would cause harm to the setting and thereby the significance of the St Mary's Abbey Complex. It would also cause limited harm to the significance of West Malling Conservation Area and very limited harm to the significance of West Malling Station. Having regard to the extent of harm, the number of assets and the significance of those assets I consider that together this would amount to "less than substantial harm" as set out in Paragraph 202 of the Framework.

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Table 9 - List of Sites - West Malling and 0 Leybourne

* In this case, the proposal would cause a large degree of harm to the setting of the oast house. I take account of the fact that oast houses are not uncommon in the Kent countryside. Nevertheless, this example is particularly handsome, and its location in close proximity to the town, whilst maintaining a rural setting, adds [SITE REF: 59814]

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

59814. Triangular field off WM bypass- 1.26 hectares - 0 houses

This site is adjacent to 59807, which was rejected by a Government Planning Inspector in 2022, and to the A228 WM bypass. This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. Any development would be detrimental to the setting of the Abbey and the Eden Farm Oast houses. In the light of previous discussions, the Highways Authority would be unlikely to approve an access so close to the existing Station Approach junction and this alone makes it unavailable.

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Table 9 - List of Sites - West Malling and 0 Leybourne

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

[SITE REF: 59854]

59854. Lucks Hill/Station Road north - 0.69 hectares- 20 houses

The site lies outside the rural settlement of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside' . It is opposite site 59860 whose development for 65 houses was rejected on Appeal.

This site was approved by TMBC on 10th April 2019 for a car park (Ref. 18/02642FL), which has now lapsed after the 3 years allowed for the start of construction and an application for a 70 bed care home was refused by TMBC on 28th May 2021 (Ref : 21/00598/FL) because:

"The development by virtue of its location, siting and mass will result in less than substantial harm to the significance of designated heritage assets of St Marys Abbey and West Malling Conservation Area considered under Paragraph 196 of the NPPF. The development is also considered to result in significant harm to the character and appearance of the area by virtual of its position, bulk, mass and appearance, contrary to Policies CP24 of the Tonbridge and Malling Borough Core Strategy, Policy SQ1 of the Tonbridge and Malling Borough Council Managing Development and the Environment DPD and Paragraph 127 of the NPPF. The harms identified above would significantly and demonstrably outweigh the benefits of the scheme contrary to Paragraph 11(d)(ii) of the NPPF".

Table 9 - List of Sites - West Malling and 0 Leybourne

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

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59860. Station Road/Eden Farm Lane - 3.5 hectares- 41 houses

The site lies outside the confines of the built up area of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside' . The site was until recently in productive agricultural use for cereal.

Bellway wanted to develop this site for 65 houses (PINS Ref : 3227034) was rejected on Appeal by a Government Inspector on 3rd October 2019 because :

46. It is undeniable that the appeal proposal would represent change in the significance and setting of these designated and non-designated heritage assets. The proposed outline development in the context of the appeal site being outside of the settlement, within an area of distinct rural character, which is of significant importance to the setting of nationally important heritage assets, would introduce a suburban form of development, detached from the main townscape, eroding the countryside setting and significance of the Abbey and the Conservation Area. Further it would disrupt the understanding of West Malling's distinctive development pattern of Town, Abbey, Farm/Countryside already alluded to above, which makes an important contribution to the character and appearance of the Conservation Area60.

47. However, there would not be a total loss of significance and so the appeal proposal, as a totality, would lead to less than substantial harm to the significance of designated heritage assets. That said the degree of less than substantial harm would be at the highest level in my judgement.

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62. In my consideration of the impact of the proposal in heritage terms, it is clear that there would be identified harm to the significance of Malling Abbey, in part, due to the erosion of its pastoral setting. Further the proposal would neither preserve nor enhance the character or appearance of the Conservation Area for

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

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Adjacent to us, but in West Malling Parish, is the big site on Fartherwell Road [59699], which stretches to St Leonards Tower. It will impact on Fartherwell Road, access to Offham etc and importantly is in the green belt and is prime agricultural land.

The site on St Leonards St/Teston Rd just by Malling Meadows [59594], the Crest and opposite next to Orwell Spike [59603] is also close by.

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.

38330529 Table 9 - List of Sites - West Malling and 0 Leybourne These sites will have a significant impact on traffic flow through Offham. The village already suffers from too much vehicle traffic from Kings Hill and the Fartherwell Road site which borders this route will further impact flow of traffic through Offham village. [59447] - We note that both of the central West Malling car parks are included within the Local Plan Regulation 18 consultation (sites 59447 & 59488) and we feel that we must take this early opportunity to express our concerns about their inclusion.

The loss of car parking within the town would have a very detrimental impact on the town's retail and other businesses which rely on shoppers and visitors being able to access car parking, whilst the Ryarsh Lane car park is essential for workers in the town. Concerned shop owners have approached the Parish Council fearful that one or indeed both car parks may be lost to housing. High Streets in small towns have been struggling for many years, particularly during times of Covid restrictions and any disruption could have disastrous results by tipping people just setting up, or just surviving, into difficulty.

38330625 Table 9 - List of Sites - West Malling and 0 Leybourne There are around 200 businesses in West Malling, many without parking of any sort often due to the age of the premises and as West Malling has such a high concentration of listed and non-listed heritage buildings there would appear to be no prospect of alternative sites so near to the town centre which could provide suitable parking facilities. The Parish Council would ask for early clarification that the future of the car parks is not in question, as

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

terms. The following letter, containing the reasons for our urgent objections, was sent to TMBC in advance of the full Reg 18 Consultation response:

“We note that both of the central West Malling car parks are included within the Local Plan Regulation 18 consultation (sites 59447 & 59488) and we feel that we must take this early opportunity to express our concerns about their inclusion.

“The loss of car parking within the town would have a very detrimental impact on the town’s retail and other businesses which rely on shoppers and visitors being able to park. Concerned shop owners have approached the Parish Council fearful

that one or indeed both car parks may be lost to housing.

“High Streets in small towns have been struggling for many years, particularly during times of Covid restrictions. Any disruption could have a disastrous result by tipping people just setting up, or just surviving, into difficulty.

“There are around 200 businesses in West Malling, many without parking of any sort often due to the age of the premises “Ryarsh Lane is essential for workers in the town. There are around 200 businesses in WM, many without parking of any sort as a result of the age of the premises and as West Malling has such a high concentration of listed and nonlisted Heritage buildings, there would appear to be no prospect of alternative sites so near to the centre that could provide suitable alternative parking.

“An additional storey on site 59488 (High Street car park) would be an intrusion on the privacy and tranquillity of the neighbouring Abbey which it would overlook and there would be a detrimental visual impact on the setting of the ‘outstanding’ architecture in the Conservation Area, particularly the Abbey, the Ancient House and the High Street shops.

“It should also be noted that site 59488 is subject to a Licence between T&MBC and Whitbread Fremlins (Whitbread) as Whitbread is the owner of two parcels of land within the T&MBC owned car park; the Licence grants rights of access across the public car park. The Licence document is attached for your convenience and your attention should be drawn to the final page (section 3) which states that the Licence may be determined by Council giving six months’ notice if Fremlins, or their successors, should be in breach of the Licence or the ‘Council has at its own expense provided suitable alternative access to the land edged blue from the Public

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

Regulation 18 consultation (sites 59447 & 59488) and we feel that we must take this early opportunity to express our concerns about their inclusion.

The loss of car parking within the town would have a very detrimental impact on the town's retail and other businesses which rely on shoppers and visitors being able to access car parking, whilst the Ryarsh Lane car park is essential for workers in the town. Concerned shop owners have approached the Parish Council fearful that one or indeed both car parks may be lost to housing. High Streets in small towns have been struggling for many years, particularly during times of Covid restrictions and any disruption could have disastrous results by tipping people just setting up, or just surviving, into difficulty.

There are around 200 businesses in West Malling, many without parking of any sort often due to the age of the premises and as West Malling has such a high concentration of listed and non-listed heritage buildings there would appear to be no prospect of alternative sites so near to the town centre which could provide suitable parking facilities.

An additional storey on site 59488 (High Street car park) would be an intrusion on the privacy and tranquillity of the neighbouring Abbey which it would overlook and there would be a detrimental visual impact on the setting of the 'outstanding' architecture in the Conservation Area, particularly the Abbey, the Ancient House and the High Street shops.

It should also be noted that site 59488 is subject to a Licence between T&MBC and Whitbread Fremlins (or their successors) as Whitbread is the owner of two parcels of land within the T&MBC owned car park; the Licence grants rights of access across the public car park. The Licence document is attached for your convenience and your attention should be drawn to the final page (section 3) which states that the Licence may be determined by Council giving six months' notice if Fremlins should be in breach of the Licence or the 'Council has at its own expense provided suitable alternative access to the land edged blue from the Public Highway, but not otherwise'.

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

.....

This site has a frontage along St Leonard's Street and Teston Road.

It is in the Green Belt, partly in the WM Conservation Area, outside the confines of West Malling and therefore designated as countryside, and in productive animal husbandry use. The Green Belt function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling, assist in safeguarding the countryside from encroachment, and particularly its coalescence with existing properties in St Leonard's Street and those being built at King Hill, and as a rural setting to the historic town of West Malling. (NPPF paras 138, 147-149 apply).

The southern tip of this site was formerly occupied by a toll house entrance to West Malling, and currently forms a small green which WMPC has established has unknown ownership. WMPC is including this green within our list of proposed Green Spaces because of its history and as the site for our village sign, bus stop and floral planting.

Its designation as countryside means that NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'). It is partly within the Conservation Area and any development would be of harm to the setting of St Leonard's tower, a Scheduled Ancient Monument, and the listed Malling Place.

St Leonard's Street is a small rural hamlet sitting outside of the main West Malling urban centre. It is characterised by several very fine examples of substantial Kent historic buildings set in extensive grounds, including the Ancient scheduled monument of St Leonard's Tower, Malling Place, the grade II* Douces Manor, and an exceptional Kent Wealden House facing this site.

It forms a fitting entrance to the West Malling Conservation Area which was designated on the basis of its outstanding architectural value.

Construction of a modern estate of 35 houses would be detrimental to the current open landscape of the site itself and the exceptional historic value of the buildings of the St Leonard's hamlet, and the WM Conservation Area beyond.

[59602] - This site is totally included in 59603 (4.25 hectares - mixed use).

The site is in the Green Belt, outside the confines of the settlements of West Malling and Kings Hill and is therefore designated as countryside. It comprises Grade 1 agricultural land. NPPF Para 174(b) applies.

Its Green Belt function is to preserve the openness of the countryside, assist in safeguarding the countryside from encroachment, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Orwell Spike and those being built at Lancaster Park, King Hill, and as a rural setting to the historic town of West Malling. The site

is outside the confines of the settlements of West Malling and Kings Hill and is therefore designated as countryside (NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside').

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.

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.

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[59603] - WMPC OPPOSES the use of this site for housing
This site totally includes 59602. (0.66 hectares - 19 houses). The site is in the Green Belt, outside the confines of the settlements of West Malling and Kings Hill and is therefore designated as countryside. It comprises Grade 1 agricultural land. NPPF Para 174 (b) applies.

Its Green Belt function is to preserve the openness of the countryside, assist in safeguarding the countryside from encroachment, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Orwell Spike and those being built at Lancaster Park, King Hill, and as a rural setting to the historic town of West Malling. The designation as countryside means that NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

This site totally includes 59620, 59621 and 59622. This site is currently open farmland, and abuts farmland to the west, and WMPC Community Orchard (Maceys Meadow) to the east. This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as countryside. Housing development would not preserve, contribute to, or enhance, the rural character of the area as required by NPPF Para 174 ('planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.)

Additional traffic from this site would need to access it either

A) from Fartherwell Road, a very attractive, narrow, single track , rural lane designated as a Quiet Lane, and prone to flooding;

B) via Sandy Lane also a narrow single track road in places, with a height limit below the railway bridge and also subject to flooding; or

C) the main access to the High Street via West Street. In its conclusions to reject the inclusion in its previous draft Local Plan of the entire 80 house Manor Farm, TMBC noted KCC had raised "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width, limits the capacity of the site".

Numerous planning applications for the eastern part of this site fronting Norman Road have been rejected, the most recent of which are described below:-

A planning application (Ref: 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal) because :-

"1. The proposal constitutes inappropriate development which by definition is harmful to the Green Belt. The Local Planning Authority does not consider that

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.

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This site is currently open farmland, and abuts farmland to the west, and WMPC Community Orchard (Maceys Meadow) to the east. This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The proposal would not preserve the setting of the listed buildings at Norman Place, which once made up the isolated hamlet of New Town. The site is outside the confines of West Malling and is therefore designated as countryside. Housing development would not preserve, contribute to, or enhance, the rural character of the area as required by NPPF Para 174 ('planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside').

Additional traffic from this site would need to access it either

A) from Fartherwell Road, a very attractive, narrow, single track, rural lane designated as a Quiet Lane, and prone to flooding. through West Street;

B) via Sandy Lane also a narrow single track road in places, with a height limit below the railway bridge and also subject to flooding; or

C) the main access to the High Street via West Street. In its conclusions to reject the inclusion in its previous draft Local Plan of the entire 80 house Manor Farm, TMBC noted KCC had raised "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width, limits the capacity of the site".

Numerous planning applications for residential and commercial development of part of this site fronting Norman Road have been rejected, the most recent of which are described

Table 9 - List below:-

of Sites - West A planning application (Ref: 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal) Malling and because :-
0 Leybourne

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.

This site forms part of site 59619 and is adjacent to site 59620.

This site is currently open farmland, and abuts farmland to the west, and WMPC Community Orchard (Maceys Meadow) to the east. This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as countryside. Housing development would not preserve, contribute to, or enhance, the rural character of the area as required by NPPF Para 174 ('planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside').

Additional traffic from this site would need to access it either:

A) from Fartherwell Road, a very attractive, narrow, single track, rural lane designated as a Quiet Lane, and prone to flooding;

B) via Sandy Lane also a narrow single track road in places, with a height limit below the railway bridge and also subject to flooding; or

C) the main access to the High Street via West Street. In its conclusions to reject the inclusion in its previous draft Local Plan of the entire 80 house Manor Farm, TMBC noted KCC had raised "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width, limits the capacity of the site".

Numerous planning applications for residential and commercial use of the nearby Appledene Farm site have been rejected, the most recent of which are described below:-

A planning application (Ref: 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal)

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because :-

"1. The proposal constitutes inappropriate development which by definition is harmful to the Green Belt. The Local Planning Authority does not consider that

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.

This site is totally included in sites 59619 and 59620. Although no houses are proposed for this site, numerous past applications have been made for part or all of Appledene Farm, and so we repeat the commentary below which applies.

This site is currently open farmland, and abuts farmland to the west, and WMPC Community Orchard (Maceys Meadow) to the east. This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling. The site is outside the confines of West Malling and is therefore designated as countryside. Housing development would not preserve, contribute to, or enhance, the rural character of the area as required by NPPF Para 174 ('planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside').

Additional traffic from this site would need to access it either:

A) from Fartherwell Road, a very attractive, narrow, single track, rural lane designated as a Quiet Lane, and prone to flooding, through West Street;

B) via Sandy Lane also a narrow single track road in places, with a height limit below the railway bridge and also subject to flooding; or

C) the main access to the High Street via West Street. In its conclusions to reject the inclusion in its previous draft Local Plan of the entire 80 house Manor Farm, TMBC noted KCC had raised "Highways concerns relating to the impact of traffic from this site on [Offham Road and] West Street, which are of restricted width which limits the capacity of the site".

This site in the Green Belt, function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Norman Road, and as a rural setting to the historic town of West Malling.

Noted. The site specific matters raised for site 59622 including Green Belt, previous planning application and appeals refusals 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 - West Malling and 0 Leybourne	Numerous planning applications for this site have been rejected, the most recent of which are described below:- A planning application (Ref: 15/01922) to remove 3 agricultural buildings and replace with a new single storey building was refused by TMBC on 28 August 2015 (the 5th similar refusal) because :-
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This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Offham Road, and as a rural setting to the historic Douces Manor and to the historic town of West Malling.

This site is outside the confines of West Malling and is therefore designated as countryside. It lies south of the Manor Farm entrance. The site is bounded on all sides by open farm land, apart from a few residential properties lining the entrance to Manor Farm, (adaptation of its former farm, oast houses and hopping hut sites), and of Malling Place (former laundry building). Residential development would not preserve, contribute to or enhance the character and beauty of the open rural landscape as required by NPPF Para 174 i.e. 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

The setting and entrance into the West Malling Conservation Area would be harmed. The north side of West Street contains the terrace of listed buildings known as the Colonnade which are among the most ancient in West Malling, whilst the south side is formed by the listed buildings lining the High Street. There is therefore no possibility of widening West Street to allow two way traffic and relieve congestion, without significant and unacceptable harm to the Conservation Area.

The main vehicle access to and from this site to West Malling town centre facilities would be via Offham Road and West Street which are already heavily congested. Offham Road is formed of a variety of house styles and periods, the eastern part of which lie within the conservation Area. A number of these houses have very restricted parking space owing to the age of the property. Many are also substantial properties with 3,4 and 5 bedrooms but without the parking spaces which would be required in the present day. TMBC has partially addressed the resultant on-street congestion with a residents' parking scheme with zoned blocked parking.

This creates frequent hold ups along the full length of the road but particularly between the Churchfields and Norman Road junctions. Visitor parking is extremely difficult. About a dozen cars park on the stretch of

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Offham Road between Churchfields and the Manor Farm entrance. Any additional houses fronting on Offham Road would result in a loss of car parking spaces with a detrimental effect on nearby residential roads. At the eastern end of West Street there is a narrow bottleneck of around 40 metres where single lane traffic only can pass between West Street and High Street and King Street. Though there is just enough room for [59658] - The site shown on the map includes a site already approved on Appeal for 79 units of extra care accommodation (3.7 ha), but the site area quoted (0.67 ha) would appear to refer to a small extension of that site surrounding the west side of 237 London Road (Villa Suecia).

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We understand from the developer that the call for sites submission on this site has been submitted by a rival provider with no control on the land. We further understand that within the next month, a further application for intensification of the housing density to 120 units will be submitted.

[59672] - This site appears to be adjacent to that approved for the 79 bed care home and surrounds all but the north side of 237 London Road (Villa Suecia). The site is in the Green Belt.

Although the Plan states that 17 houses would be provided on this site, it is understood from the owner that he wishes to build 4 x 4-bedroom detached houses on the site. The existing access from this plot onto London Road is by way of a private single vehicle wide track. The site is close to housing in Brickfields and Yates Gardens which are typically rural in character. The addition of 17 or 19 houses would be detrimental to that character.

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Given the approval consent to the much larger adjacent site, it is difficult to see what realistic objections could be made to this small development. We understand that the owner of Villa Suecia has a right of way from this property over the access directly to A20, or across the adjoining land which now has consent for extra care development. However, use of the existing access would suggest that a development of a much

Noted. The site specific matters and concerns raised including: Green Belt, impact on the countryside and West Malling Conservation Area, highways, traffic congestion and parking, previous planning application rejection reasoning and map error for site 59645 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 including applications relating to site 59658 will be taken into consideration within the site analysis and site selection processes.

Noted. The site specific matters and concerns raised including Green Belt, impact on character of the area, relating to site 59672 will be taken into consideration within the site analysis and site selection processes.

This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Ewell Avenue, Fatherwell Avenue and Offham Road and as a protection for the rural setting of the historic town of West Malling. The north western site boundary is on Fatherwell Road, which forms the Parish boundary between West Malling and Offham.

This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

The site is part of Church Farm, Offham, and it provides an important rural buffer between West Malling and Offham. It was formerly part of the Fartherwell Hall estate, the hall having stood to the north of Fartherwell Road before its destruction by fire. A 'church road' used by the former owners of the Hall to attend West Malling Church, ran diagonally across these fields joining Fartherwell Hall to Offham Road at the listed Lodge Gate on Offham Road, near Churchfields. The fields are crossed and bounded by a number of popular walking routes linking to the High Street and Country Park facilities in West Malling, and the pub and Spadework facilities in Offham.

The site is formed of Grade 1 of the Best and Most Versatile Soils and is currently intensively used for agriculture, growing salad and grain crops for national distribution. Footnote 58 of the NPPF states "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality".

The main vehicle access to and from the site and West Malling would be through Offham Road and West Street. The site objections to site 59645 regarding traffic congestion in Offham Road and West Street also apply to this site. The main vehicle access to and from this site to West Malling town centre facilities would be via Offham Road and West Street which are already heavily congested.

Offham Road is formed of a variety of house styles and periods, the eastern part of which lie within the conservation Area. A number of these houses have very restricted parking space owing to the age of the property. Many are also substantial properties with 3,4 and 5 bedrooms but without the parking spaces which would be required in the present day. TMBC has partially addressed the resultant on-street congestion with a

Noted. The site specific matters and concerns raised including: Green Belt, impact on the countryside and West Malling Conservation Area, highways, traffic congestion and parking, previous planning application rejection reasoning and map error for site 59699 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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This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Offham Road, and to protect the rural setting to the historic Douces Manor, a Grade II* listed building, and the historic town of West Malling. This site is outside the confines of West Malling and is therefore designated as countryside.

NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. The setting and views into the Conservation Area, and of listed Douces Manor and the listed St Mary's Church would be harmed.

Development would detract from the visual and recreational amenity of the rural landscape setting of the rural market town.

The site is currently used for hay making and grazing. It would therefore represent a loss of productive agricultural land.

Vehicular access between this site and West Malling would be through Offham Road and West Street which are already heavily congested and subject to a residents' parking scheme.

The site objections to site 59645 and 59699 regarding traffic congestion in Offham Road and West Street also apply to this site.

Offham Road is formed of a variety of house styles and periods, the eastern part of which lie within the conservation Area. A number of these houses have very restricted parking space owing to the age of the property. Many are also substantial properties with 3,4 and 5 bedrooms but without the parking spaces which would be required in the present day.

TMBC has partially addressed the resultant on-street congestion with a residents' parking scheme with zoned blocked parking. This creates frequent hold ups along the full length of the road but particularly between the Churchfields and Norman Road junctions. Visitor parking is extremely difficult. About a dozen cars park on

the stretch of Offham Road between Churchfields and the Manor Farm entrance. Any additional houses fronting on Offham Road would result in a loss of car parking spaces with a detrimental effect on nearby residential roads. At the eastern end of West Street there is a narrow bottleneck of around 40 metres where single lane traffic only can pass between West Street and High Street and King Street. Though there is just

Noted. The site specific matters and concerns raised including: Green Belt, impact on the countryside, listed buildings, agricultural land and West Malling Conservation Area, highways, traffic congestion and parking, previous planning application rejection reasoning and map error for site 59714 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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This site is in the Green Belt, whose function in this location is to preserve the openness of the countryside, prevent the urban sprawl of West Malling and particularly its coalescence with existing properties in Offham Road and St Leonard's Street and those being built at King Hill, and as a rural setting to the historic town of West Malling.

The site is in the Conservation Area. Development of this site would be detrimental to the setting of the Conservation Area, and especially to the Grade II* listed building of St. Leonard's tower and of Malling Place. It is used for grazing horses and is part of an established stabling business.

This site is well outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'.

This area forms the setting for St Leonard's Tower, a Scheduled Ancient Monument, which is believed to be one of the most complete Norman Keep towers in the country. Built as a military post and possible HQ for Bishop Gundulf, its location is historically very important. The tower is owned and maintained by English Heritage, provided with interpretation panels and is regularly visited especially when openings are permitted. The tower views are enjoyed from Offham Road and the well used footpath which runs from Offham village across cultivated fields to the Country Park. A development on this site would be detrimental to the appreciation of the tower and the importance of its location.

28 houses in this location would form an isolated estate remote from West Malling facilities, unrelated to and detrimental to its attractive and historic rural landscape. Residents would be heavily dependent on car use, particularly if the access is onto Teston Road due to topography. Vehicle access to this site to and from West Malling would be through Offham Road and West Street. In its conclusions on the incorporation of the Manor Farm site, Offham Road into the last Local Plan, TMBC noted "Highways concerns relating to the impact of traffic from this site on Offham Road and West Street, which are of restricted width, limits the capacity of the site". Any development on this site would exacerbate the traffic congestion on Offham Road and at the Colonnade bottleneck in West Street. The traffic points applicable to sites 59645/59714/ and 59799 also apply to this site. The main vehicle access to and from this site to West Malling town centre facilities would be via Offham Road and West Street which are already heavily congested. Offham Road is formed of a variety [59733] - WMPC OPPOSES the use of this site for 27 houses.

This site was the subject of an appeal dated 25th May 2022 (PINS ref 3279132) which was allowed. Permission was granted for 9 houses to the rear of No 1 and 2 Orwell Spike. (ref TM/20/02239/FL) This permission was granted after the site was put forward in the Call for sites, and so it should be included in the Local Plan.

Noted. The site specific matters and concerns raised including: Green Belt, impact on the countryside, listed buildings, Scheduled Ancient Monument, grazing land and West Malling Conservation Area, highways, traffic congestion and parking for site 59716 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.

Comments relating to an appeal at site 59733 are noted.

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site in the Local Plan.

From the perspective of our own Parish we object for the following reasons:

1. Coalescence

The historic town of West Malling, with its extraordinary concentration of listed buildings including two Ancient Scheduled Monuments, is protected to the West by the Green Belt but is vulnerable to the East. The protection of historic towns is an accepted purpose of the Green Belt, and WMPC wishes to see the Green Belt extended eastwards to Wateringbury Road, which was supported by TMBC in the previous rejected draft Plan. The development of Broadwater Farm would considerably weaken the impact of any such extension.

The extension would protect the Conservation Areas of West Malling, East Malling, Well Street and most importantly New Barns and Broadwater. It would also safeguard the Registered Quiet Lanes network. The Malling Villages are characterized by rural lanes and separated by productive farmland. To avoid their coalescence, undertakings were given that Kings Hill would not extend beyond the boundaries of the former West Malling Airfield. This commitment should not be broken. The development of the flat, mown airfield which was not open to the public and screened from view from most surrounding areas was relatively uncontentious. Unlike the Airfield, Broadwater Farm is beautiful and productive land which is popular with walkers and riders on the many PROW.

The loss of both the Airfield and Broadwater Farm would have an enormous combined effect, merging West Malling and East Malling with Kings Hill and creating a conurbation with Larkfield, Leybourne at the eastern end of the Maidstone-Medway Gap. Maidstone is one of the most polluted areas in Kent and as prevailing winds are southwesterlies, Broadwater Farm is part of its green lung. This coalescence would be exacerbated if any of the surrounding sites 807/814/636, 898 and 634 were also to be included within the Plan. All are within the area which WMPC wishes to see included within the extended Green Belt. They would each extend the village outward into productive farmland, and erode the countryside separating the communities of Kings

Hill, East Malling and West Malling. Each would increase traffic onto Clare Lane, Lucks Hill and Swan Street into the centre of West Malling.

We note that Offham Parish Council, and East Malling and Larkfield Parish Council agree with this view.

2. Sustainability

Noted. The site specific matters and concerns raised including: Green Belt, impact on the countryside, listed buildings, Scheduled Ancient Monument, infrastructure, sustainability, agricultural land, hydrology, nature conservation and wildlife and West Malling Conservation Area, highways, traffic congestion and parking, for site 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 - West Malling and 0 Leybourne

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38330625	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>[59807] - WMPC OPPOSES development on this site for 34 houses for the following reasons. This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. The site was until recently in productive agricultural use for cereal production.</p> <p>An Appeal Hearing for the development by Gladman (PINS Ref: 3254563) was rejected on this site on 15th March 2022. The Inspector found that the pattern of Town-Abbey-Countryside is an intrinsic part of the historic character of West Malling and the setting of the Abbey complex and she attributed substantial weight to the very significant harm to the character and appearance of the area and moderate weight to the cumulative harm to the setting of a number of assets such as the West Malling Abbey complex, Conservation Area, railway station and the Eden Farm Oast House. She concluded that these adverse impacts would significantly and demonstrably outweigh the benefits of Gladman's proposed development on their site. We quote from her Report below:-</p> <p>"23. The proposal would cause harm to the setting and thereby the significance of the St Mary's Abbey Complex. It would also cause limited harm to the significance of West Malling Conservation Area and very limited harm to the significance of West Malling Station. Having regard to the extent of harm, the number of assets and the significance of those assets I consider that together this would amount to "less than substantial harm" as set out in Paragraph 202 of the Framework.</p> <p>"29. In this case, the proposal would cause a large degree of harm to the setting of the oast house. I take account of the fact that oast houses are not uncommon in the Kent countryside. Nevertheless, this example is particularly handsome, and its location in close proximity to the town, whilst maintaining a rural setting, adds value to it as an example of its type. Taking account of the status of the building as a non-designated heritage asset, I attribute only moderate weight to this harm in the planning balance.</p> <p>"53. The proposal would cause very significant harm to the character and appearance of the area and accordingly would conflict with Policy CP24 of the LP and Policy SQ1 of the DLA DPD. This is a matter to which</p>	<p>Noted. The site specific matters and concerns raised including loss of agricultural land, impact on countryside, and reasoning for rejection of an appeal on this site, site 59807, will be taken into consideration within the site analysis and site selection processes.</p>
38330625	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>[59814] - WMPC OPPOSES development of this site for housing for the following reasons: This site is adjacent to 59807, which was rejected by a Government Planning Inspector in 2022, and to the A228 WM bypass. This site is outside the confines of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside'. Any development would be detrimental to the setting of the Abbey, the listed Station and the non listed conservation assets of Eden Farm Oast houses.</p> <p>The applicant has not specified any housing requirement and it may be that commercial/industrial use is intended. The margins of the entire length of the bypass are free of development and for the most part screened by hedges and trees, forming a green corridor. WMPC strongly supports the continuation of this policy. The Council opposes the establishing of any commercial or industrial use which would be out of keeping with the rural setting of the historic market town of West Malling, and the surrounding historic listed and non listed buildings.</p> <p>In the light of previous discussions, it is our understanding that the Highways Authority would be unlikely to</p> <p>[59854] - WMPC OPPOSES the development of this site for housing for the following reasons: The site lies outside the rural settlement of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. It is on the opposite side of the railway from site 59860 where development for 65 houses was rejected on Appeal.</p>	<p>Noted. The site specific matters raised including impact on countryside, listed buildings, heritage assets and highway concerns relating to site 59814 will be taken into consideration within the site analysis and site selection processes.</p>
38330625	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>This site was approved by TMBC on 10th April 2019 for a car park (Ref. 18/02642FL), which has now lapsed after the 3 years allowed for the start of construction and an application for a 70 bed care home was refused by TMBC on 28th May 2021 (Ref: 21/00598/FL). However, the subsequent appeal has been allowed and so the principle of development for either a car park or a Care Home cannot be resisted.</p>	<p>Noted. The site specific matters raised including impact on countryside, and previous planning applications and appeals relating to site 59854 will be taken into consideration within the site analysis and site selection processes.</p>

The site lies outside the confines of the built up area of West Malling and is therefore designated as countryside. NPPF Para 174 applies 'planning decision should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. The site was until recently in productive agricultural use for cereal crops.

Bellway wanted to develop this site for 65 houses. (PINS Ref: 3227034) The application was rejected on Appeal by a Government Inspector on 3rd October 2019 because:

"46. It is undeniable that the appeal proposal would represent change in the significance and setting of these designated and non-designated heritage assets. The proposed outline development in the context of the appeal site being outside of the settlement, within an area of distinct rural character, which is of significant importance to the setting of nationally important heritage assets, would introduce a suburban form of development, detached from the main townscape, eroding the countryside setting and significance of the Abbey and the Conservation Area. Further it would disrupt the understanding of West Malling's distinctive development pattern of Town, Abbey, Farm/Countryside already alluded to above, which makes an important contribution to the character and appearance of the Conservation Area.

47. However, there would not be a total loss of significance and so the appeal proposal, as a totality, would lead to less than substantial harm to the significance of designated heritage assets. That said the degree of less than substantial harm would be at the highest level in my judgement.

62. In my consideration of the impact of the proposal in heritage terms, it is clear that there would be identified harm to the significance of Malling Abbey, in part, due to the erosion of its pastoral setting. Further the proposal would neither preserve nor enhance the character or appearance of the Conservation Area for the reasons set out above. This would result in an inordinate amount of harm to heritage assets which, whilst constituting less than substantial harm in Framework terms, would be of considerable importance and great weight sufficient to roundly outweigh the public benefits which would ensue from the development."

In addition to the comments of these Inspectors the following also apply as objections.

Construction on 59860, 59807 and 59814 would erode further the area of green field land which separates the settlements of East Malling, West Malling and Kings Hill. It would also destroy the view of fields, oast Broadwater Farm development – [59740] (Summary)

West Malling Parish Council OPPOSES development on this site, and generally supports the arguments of Broadwater Action Group. For our own parish we would add

* Development on this site would erode the green boundary between West Malling, East Malling and Kings Hill, merging these two highly distinct settlements. This should be mitigated with an extension of the Green Belt between West Malling and East Malling.

* This development site goes considerably further to the north than the site put forward in the previous Call for Sites, and the lengthy spine road possibly prepares the ground for yet higher numbers of houses in the future. Further expansion would merge West Malling, Kings Hill and East Malling. WMPC takes the view that confining any development to a line south of Pikey Lane would decrease the visual impact in the beautiful landscape of this area.

* This proposal overlaps with the New Barns Conservation Area and is likely to cause highly significant damage to the numerous heritage assets in the vicinity, as well as this highly attractive area of heritage farmland.

* Development would result in the loss of productive farmland.

* This proposal would irreparably damage ancient woodland, with which would be lost several species of interest, including badgers, dormice and other assorted wildlife.

Noted. The site specific matters and concerns raised including: impact on the countryside, loss of agricultural land, parking, proximity of other potential sites, and previous appeal relating to site 59860 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. Alterations to the Conservation Area is a matter outside of the Local Plan

Noted. The site specific matters raised including loss of green space, Green Belt, impact on countryside and Conservation Area, heritage assets, ancient woodland, wildlife and loss of agricultural land and number of objections relating to site 59740 will be taken into consideration within the site analysis and site selection processes. Regarding the Green Belt the Council is commissioning a Green Belt Study to support the new Local Plan.

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Table 9 - List of Sites - West Malling and 0 Leybourne

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NORMAN ROAD SITES [59619], [59620], [59621] AND [59622] - Numerous applications and refusals have been made in respect of these parcels of lands as detailed below. In addition, a nearby application ref TM/17/00069/FL at 120 Norman Road, for a garage, was also dismissed at appeal on the grounds that there were no valid reasons for overriding the Green Belt designation of the land.

Noted. Site specific matters and concerns including previous applications and appeals and Green Belt for sites 59619, 59620, 59621 and 59622 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.

West Malling Parish Council OPPOSES development on these sites on the basis that:

- * Construction on this site would be on designated Green Belt and would not meet the exceptional circumstances require to justify. Specifically, 'limited infilling' was ruled out by Inspectors. Development would do nothing to preserve, contribute to, or enhance the rural character of the area as required by Para 174 of the National Planning Policy Framework (NPPF). The Green Belt exists to preserve the openness of the countryside, prevent the urban sprawl of West Malling and coalescence with nearby settlements in East Malling and Kings Hill and protect the heritage assets of the town.
- * The site is formed of Grade 1 of the Best and Most Versatile Soils and is currently intensively used for agriculture, growing salad and grain crops for national distribution.
- * This site is outside the confines of West Malling and is therefore designated as countryside. Any development on this site would be dependent on car use given its location outside the confines of the town and at a significant distance from the High Street and town centre.
- * The fields are crossed and bounded by a number of popular walking routes linking to the High Street and Country Park facilities in West Malling, and the pub and Spadework facilities in Offham.
- * Development on this site would cause additional traffic risk and congestion, with vehicles having to access the site either from:

- o Fartherwell Road, an attractive, single track, designated Quiet Lane which is prone to flooding;
- o Sandy Lane, another single-track road with passing places and a height limit under the railway bridge, which also suffers from high levels of surface runoff and rainage issues;
- o The High Street, via West Street, the latter of which features a single-track passing point, flanked by listed structures which represent some of the most ancient buildings in the town.

Noted. Site specific matters raised including Green Belt, loss of agricultural land impact on the countryside, traffic and congestion, biodiversity and flooding and number of objections relating to site 59699 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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Table 9 - List of Sites - West Malling and 0 Leybourne

* West Malling CoE Primary School lies immediately to the west of the nearby Offham Road/ Norman Road junction. A nursery school and a Speech and Language unit also exist on site, resulting in very young, and vulnerable children being present in and around this junction at school start and end times, when heavy congestion already backs up into Offham Road and the High Street.

Site stretching from Offham Road to Malling Place – [59716] (Summary)

West Malling Parish Council OPPOSES development on these sites on the basis that:

* Construction on this site would be on designated Green Belt and would not meet the exceptional circumstances required to justify. Development would do nothing to preserve, contribute to, or enhance the rural character of the area as required by Para 174 of the National Planning Policy Framework (NPPF). The Green Belt exists to preserve the openness of the countryside, prevent the urban sprawl of West Malling and coalescence with nearby settlements in East Malling and Kings Hill and protect the heritage assets of the town.

* This site is outside the confines of West Malling and is therefore designated as countryside. Any development on this site would be dependent on car use given its location outside the confines of the town and at a significant distance from the High Street and town centre. The site is bounded on all sides by open farmland, apart from a few residential properties lining the entrance to Manor Farm, which were adapted from former agricultural buildings, including farm, oast houses and hopping huts.

* Development on this site from Offham Road would cause additional traffic risk and congestion, with vehicles having to access the site either from:

- o Fartherwell Road, an attractive, single track, designated Quiet Lane which is prone to flooding;
- o Sandy Lane, another single-track road with passing places and a height limit under the railway bridge, which also suffers from high levels of surface runoff and drainage issues;
- o The High Street, via West Street, the latter of which features a single-track passing point, flanked by listed structures which represent some of the most ancient buildings in the town.

* Development on this site is likely to negatively affect the view of the Scheduled Ancient Monument St Leonard's Tower from the Northwest – a treasured symbol of the town for many local residents, and the setting of the listed Malling Place.

Noted. Site specific matters raised including Green Belt, impact on the countryside, traffic and congestion, Scheduled Ancient Monument and listed buildings and number of objections relating to site 59716 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 - West Malling and 0 Leybourne

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West Malling Parish Council OPPOSES development on these sites on the basis that:

* Construction on this site would be on designated Green Belt and outside the town confines, and would not meet the exceptional circumstances require to justify. Development would do nothing to preserve, contribute to, or enhance the rural character

of the area as required by Para 174 of the National Planning Policy Framework (NPPF).

The Green Belt exists to preserve the openness of the countryside, prevent the urban sprawl of West Malling and coalescence with nearby settlements in East Malling and Kings Hill and protect the heritage assets of the town.

* Numerous planning applications for residential and commercial development of part of this site fronting Norman Road have been rejected, on the basis that it sits on Green Belt land on reflecting CP14 concerning countryside development in the TMBC Core Strategy (2007).

* Development on this site would cause additional traffic risk and congestion, with vehicles having to access the site either from:

o Fartherwell Road, an attractive, single track, designated Quiet Lane which is prone to flooding;

o Sandy Lane, another single-track road with passing places and a height limit under the railway bridge, which also suffers from high levels of surface runoff and drainage issues;

o The High Street, via West Street, the latter of which features a single-track passing point, flanked by listed structures which represent some of the most ancient buildings in the town.

* The site's proximity to the listed cottages at Norman Place, which once made up the outlying community of New Town, will cause significant harm to these heritage assets.

* The site itself, along with Norman Road, is susceptible to regular flooding during the wetter months which is likely to be exacerbated by additional development and any associated surface runoff.

* Responses were received from residents as follows:

☒ 59619 – 22 objections

Noted. Site specific matters raised including Green Belt, impact on countryside, listed buildings, heritage assets, flooding, traffic and congestion, and number of objections relating to sites 59619, 59620, 59621, and 59622 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 - West Malling and 0 Leybourne

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West Malling Parish Council OPPOSES development on these sites on the basis that:

* Construction on this site would be on designated Green Belt and would not meet the exceptional circumstances required to justify. Development would do nothing to preserve, contribute to, or enhance the rural character of the area as required by Para 174 of the National Planning Policy Framework (NPPF). The Green Belt exists to preserve the openness of the countryside, prevent the urban sprawl of West Malling and coalescence with nearby settlements in East Malling and Kings Hill and protect the heritage assets of the town.

* The site is adjacent to the West Malling Conservation Area. Development of this site would be detrimental to the setting of the Conservation Area, and especially to the Grade II* listed building of St. Leonard's tower and of Malling Place, as well as two exceptional Kent Wealden Hall houses in the near vicinity.

* This area forms the setting for St Leonard's Tower which is believed to be one of the most complete Norman Keep towers in the country. The tower is owned and maintained by English Heritage, provided with interpretation panels and is regularly visited especially when openings are permitted.

* The site is formed of Grade 1 of the Best and Most Versatile Soils and is currently intensively used for agriculture. It is also used for grazing horses and is part of an established stabling business.

* This site is outside the confines of West Malling and is therefore designated as countryside. Any development on this site would be dependent on car use given its location outside the confines of the town and at a significant distance from the High Street and town centre. This proposal would exacerbate continued ribbon development along St Leonard's Street, creating more distant development with little connection to the town

* St Leonard's St is a notorious black spot for crashes resulting from excess speed. Current speed restrictions move from 40mph to 30mph, but evidence suggests that these limits are regularly contravened.

Development on this site would add vehicle movements and risk to this already dangerous stretch of road.

* The southern tip of this site was formerly occupied by a toll house entrance to West Malling, and currently forms a small green which WMPC has established has unknown ownership. WMPC is including this green

Noted. Site specific matters raised including Green Belt, impact on countryside, Conservation Area, heritage assets, listed buildings, loss of agricultural land, green spaces and traffic and number of objections relating to sites 59594 and 59604 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 - West
Malling and
0 Leybourne

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West Malling Parish Council OPPOSES development on these sites on the basis that:

All sites are outside the confines of the built up area of West Malling and are therefore countryside, and form part of the rural setting of West Malling and the entrance to the Conservation Area..

* 59807 and 59860 are sites refused on Appeal due to the effect on the setting of St Mary's Abbey causing significant harm to this Scheduled Ancient Monument, West Malling's most treasured heritage asset, as well as the way of life of the Abbey's community. The potential impact on the Abbey as a heritage asset and on the tranquillity of the community were central arguments upheld by the Inspector during the recent appeal against development on this and other nearby sites. 59814 is adjacent to these two sites.

* The sites' proximity to the listed Eden Farm Oasts will cause significant damage to these important heritage assets, that are the first sight of the town when arriving at the railway station.

* Drainage is an issue on the 59854 Lucks Hill site, both during wetter seasons when flooding occurs in the fields and on nearby roads and into the Primary School premises, and during the summer when stagnant water sits in the corner of the field near the railway bridge.

* Residential development on these sites would increase the number of vehicles using Swan Street, a road which is already at capacity at busy times and which has a dangerous, narrow bend with limited visibility.

* The sites' proximity to the nearby Primary School, Nursery, Church and holiday accommodation is cause for concern, with increased vehicle movements along Swan Street and Lucks Hill posing significant risk to parents and their children, particularly at the start and end of the school day.

* There have been reports from local residents of bats on the car park site.

We received responses to our questionnaire as follows:

Table 9 - List of Sites - West Malling and 0 Leybourne	☑ Site 59854 – 18 objections
	☑ Site 59860 – 27 objections
	☑ Site 59807 – 24 objections
	☑ Site 59814 – 18 objections
	Sites off London Road – [59672] and [59658] (Summary)

While noting that the developments proposed at this stage of the draft Local Plan are potentially preferable to planning permission already granted for a 79-unit residential facility and significant preferable to the anticipated intensified proposals for a 120-unit residential facility, West Malling Parish Council OPPOSES the proposed level of development on these sites on the basis that:

* Construction on this site would be on designated Green Belt and would not meet the exceptional circumstances require to justify. Development would do nothing to preserve, contribute to, or enhance the rural character of the area as required by Para 174 of the National Planning Policy Framework (NPPF). The Green Belt exists to preserve the openness of the countryside, prevent the urban sprawl of West Malling and coalescence with nearby settlements in East Malling and Kings Hill and protect the heritage assets of the town.

* Development on this site would be accessed by a very narrow access road running between two properties to the A20/London Road. The size of this access road is unsuitable for all but the smallest development proposals.

* Creating an access road from the A20 would require the construction of a small junction on this busy stretch of the A20 in order to allow for safe access from both directions onto the site.

* The site is close to housing in Brickfields and Yates Gardens which are typically rural in character. The addition of 17 or 19 houses would be detrimental to that character.

* Development on this site would risk nesting wildlife and have a harmful impact on biodiversity, as highlighted in previous applications for the site.

Table 9 - List of Sites - West Malling and 0 Leybourne
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Noted. Site specific matters raised including previous appeal decisions, impact on scheduled ancient monument and other heritage assets, proximity of other proposed sites, drainage, bats, traffic and highway concerns, and number of objections relating to sites 59807, 59814, 59854 and 59860 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. Site specific matters raised including Green Belt, highways, impact on the character of the area, wildlife and biodiversity and number of objections and supporting responses relating to sites 59672 and 59658 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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Sites to the south of Offham Road - [59714] and [59645] (Summary)

West Malling Parish Council OPPOSES development on these sites on the basis that:

- * Construction on this site would be on designated Green Belt and would not meet the exceptional circumstances required to justify. Development would do nothing to preserve, contribute to, or enhance the rural character of the area as required by Para 174 of the National Planning Policy Framework (NPPF). The Green Belt exists to preserve the openness of the countryside, prevent the urban sprawl of West Malling and coalescence with nearby settlements in East Malling and Kings Hill and protect the heritage assets of the town.
- * This site is outside the confines of West Malling and is therefore designated as countryside. Any development on this site would be dependent on car use given its location outside the confines of the town and at a significant distance from the High Street and town centre.
- * Development on this site would cause additional traffic risk and congestion, with vehicles having to access the site from the High Street, via West Street, the latter of which features a single-track passing point, flanked by listed structures which represent some of the most ancient buildings in the town.
- * West Malling CoE Primary School lies immediately to the west of the nearby Offham Road/ Norman Road junction. A nursery school and a Speech and Language unit also exist on site, resulting in very young, and vulnerable children being present in and around this junction at school start and end times, when heavy congestion already backs up into Offham Road and the High Street.
- * The site's proximity to listed structures on Churchfields and to St Mary's Church is likely to cause significant damage to these unique heritage assets.
- * On-street parking along Offham Road is likely to contribute to the heightened risk that increased vehicle movements will cause at the edge of this proposed development.

Noted. Site specific matters raised including Green Belt, impact on the countryside, traffic and congestion, listed buildings and number of objections relating to sites 59714 and 59645 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 - West Malling and 0 Leybourne

We received 27 responses to our questionnaire from residents on site 59714 – 1 in support and 26 objections.

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West Malling Parish Council OPPOSES development on these sites on the basis that:

- * The loss of the car parks will have a direct, negative impact on the town's shops, hospitality and business premises, as well as the popular farmers market, which all depends on car parking both for customers and stallholders.
- * Many businesses have no on-site parking provision owing to the age of their often-listed premises.
- * There are no alternative sites as conveniently located for the town centre.
- * Restricted parking availability may have an impact on visitor numbers to the town, to the detriment of local businesses.
- * Car parks in the town are all within the Conservation Area and therefore adjacent to important heritage assets, given the way they are woven into the fabric of the town.
- * Development for housing above the car parks would significantly damage the outstanding architecture which the Conservation Area was created to protect.
- * In the case of Tesco Car Park [site 59447], its proximity to St Mary's Abbey is likely to cause significant harm to this Scheduled Ancient Monument and impact the way of life of those who call it home. The rare Ancient House (Grade 1 listed) also backs onto this car park.
- * The Tesco Car Park is subject to a 75-year restrictive agreement with Whitbread Fremlin regarding permission to cross their land to access parking.
- * In the case of the Ryarsh Lane car park [59488] damage is likely to occur to numerous heritage assets, including Malling House and a number of grade 2 listed buildings in its vicinity on Town Hill, the High Street and Ryarsh Lane itself.

* There have been reports from local residents of bats on the car park site.
 * Closure of the car park would have a detrimental impact on surrounding residential roads where parking restrictions are not in place. Importantly, this may cause access problems for emergency services, particularly in a number of narrower residential roads just off the High Street.

* Closure of the car park would be likely to have a significant impact on the ability of people from protected groups when accessing the town. Removing designated car parks would in particular make visiting West WMPC is aware that it is opposed to the use of the majority of sites submitted to this Consultation. However, we point out that in the last five years alone permissions have been given on Appeal and otherwise for over 270 houses, not taking windfall sites into account.
 This represents a 25% increase in the housing numbers of our town.

- The sites are grouped as follows:
- A. Car Parks
 - B. Swan Street, Station Approach, Lucks Hill & A228 Bypass
 - C. King Hill
 - D. St Leonards Street
 - E. Offham Road
 - E1 South of Offham Road
 - E2 North of Offham Road
 - F. Norman Road
 - G. London Road
 - H. Broadwater Road

Noted. Site specific matters raised including loss of car parking and subsequent impact, impact on Conservation Area, Scheduled Ancient Monument and other heritage assets, bats, and number of objections relating to sites 59447 and 59488 will be taken into consideration within the site analysis and site selection processes.

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 Table 9 - List of Sites - West Malling and 0 Leybourne

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Comments noted.

		<p>I have been asked to write to you to express this Parish Council' s concern that the Borough's consultants have put forward as possible housing sites land owned by the Borough Council without prior consultation with it.</p> <p>One example is a recreation area in Leybourne locally known as "the Bombhole", this area of land is leased to the parish council which would preclude from being used for housing. It is therefore not available and has created a furor in Leybourne and the parish council are at a loss as why this was not recognized at an early stage.</p> <p>It is understood that the consultants at this stage did not check on land ownership which is easily done by Land Registry searches with the records all on line and copies obtainable at a small fee. It is felt that this is unsatisfactory, and it has misled residents into what areas are seriously being considered.</p> <p>It is within the remit of the Borough Council to make an early decision as landowner that these sites are not I object to any more building, be it housing or industrial on any farmland in and around West & East Malling.</p> <p>My objection being....that we need the land to grow crops to feed the nation, as not all of our food that we eat comes from the European Union now.</p> <p>At the moment in time in these two areas, the doctors, primary & secondary schools are full, the roads are full to bursting.</p> <p>Building more expensive houses, two people need to work, that's if they can afford the mortgage, plus they will need two cars per household, so more cars on the roads in this area.</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	
38330721	Table 9 - List of Sites - West Malling and 0 Leybourne		Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
38352865	Table 9 - List of Sites - West Malling and 0 Leybourne		Comment noted.
38538273	Table 9 - List of Sites - West Malling and 0 Leybourne		Comment noted.
42140193	Table 9 - List of Sites - West Malling and 0 Leybourne		Comment noted.
42140257	Table 9 - List of Sites - West Malling and 0 Leybourne		Comment noted.
42141985	Table 9 - List of Sites - West Malling and 0 Leybourne		Comment noted.
42153217	Table 9 - List of Sites - West Malling and 0 Leybourne		Comment noted.

All these sites are within the Green Belt and outside the confines of West Malling.

How does concreting over prime agricultural land square with environmental policies? I see one of your aims under the heading "Shaping Our Borough's Future" is "Protecting Countryside"

All four sites are on open farmland with high quality soil that we should be prioritising for agricultural use..especially now that food imports are more difficult and costly. These areas are also beautiful settings for walking and nature.

I understand that the majority of Kent's drinking water is from aquifers. How will the extra demand for water be addressed from the increased housing and less rainwater being absorbed into the ground?

In addition to the above reasons that relate to all 4 sites there are the following added objections to:-

Site: Offham Road 59714 - will detract from the rural landscape and harm views into the Conservation Area and the settings of 18th Century Douces Manor a Grade 2 Listed Building (including the Twitch Inn) and 13th Century St Mary's Church also Grade 2 Listed. Both buildings of note in West Malling.

Site: Offham Road 59645 - will also impact on views into the Conservation Area and the historic settings of Douces Manor and St Mary's Church.

Site: Offham Road 59716 - in addition to being in the Green Belt is also a Conservation Area. It would present great harm to the historic setting of St Leonard's Tower which was built by Bishop Gundulf between 1077 and 1108 and is a Grade 1 Listed Building and Malling Place a Grade 2 Listed Building.. the oldest parts built in 16th and 17th Centuries.

Noted. 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.

42167969

Table 9 - List of Sites - West Malling and 0 Leybourne

42169281

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

42196961

Table 9 - List of Sites - West Malling and 0 Leybourne

[X] Site 59752 South of Lapins Lane (Phase 1) to A26 – Residential 1390 Dwellings
Reasons for objections – Ancient Woodland (Part of Site), Green Belt, Countryside, Access Issues to local roads
[Sites 59645, 59699, 59716, and 59714]

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

42196993

Table 9 - List of Sites - West Malling and 0 Leybourne

59645, 59699, 59714 and 59716 are outside the village boundary, inside the green belt, greenfield sites, have been assessed as having close access to GP facilities – which is incorrect, have had planning permission previously refused, not submitted as part of the previous local plan as they were not viable. 59699 is also grade 1 agricultural land. 645 and 714 adjoin the conservation area. 716 adjoins the 11th century ancient monument of St Leonards Tower.

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

42330433	Table 9 - List of Sites - West Malling and	<p>0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Broadwater Farm (59740) and other areas close to Kings Hill, these additional sites are wholly not suitable for the same reasons such as:</p> <ul style="list-style-type: none"> * Development of these sites would cause harm to wildlife, invaluable green spaces & local roads & infrastructure. * Bring levels of over-population and congestion to areas that are simply not equipped for such a large influx of additional residents. * Bring previously separate villages and hamlets to each others borders thus creating a great urban sprawl that is frankly not desired or welcome in the area. * Stretch health-care provision that is already struggling to match the needs of the community. * Add more cars to areas where bus services are being drastically cut and train services are reduced and prohibitively expensive. * Place children in an area where there is very little access to secondary school education. Whilst the Primary school provision is fantastic, children moving into Year 7 are faced with long bus journeys to other parts of the borough. * Such bus journeys are already under-threat and with the huge increase of dwellings in the locality, the inevitable additional of more cars can only mean further congestion and increases to the aforementioned journeys. <p>All of the above points are particularly applicable to the proposals 59424, 59655, 59761, 59630, 59733, 59602, 59603 & 59634. In a time when we should be striving to protect our environment and stop reeking such damaging destruction on our ecosystems and climate, the suggestion of further concreting over our countryside appears madness and totally in conflict with any chance we have of stopping and hopefully reversing the damage that has already and continues to be inflicted.</p>	Comment noted.
42436033	Table 9 - List of Sites - West Malling and	<p>0 Leybourne Beyond the obvious environmental harm, such developments reduce access to outdoor spaces which is detrimental to health and well-being, especially in an area where health care provision is already over-Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-</p>	Noted. 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.
42436033	Table 9 - List of Sites - West Malling and	<p>0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	Comment noted.
42443233	Table 9 - List of Sites - West Malling and	<p>0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-</p>	Comment noted.
42444161	Table 9 - List of Sites - West Malling and	<p>0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	Comment noted.

local plan. I appreciate that most of these identified sites will not get planning permission but I am extremely concerned about more residential development in the Kings Hill, Mereworth and West Malling area. In particular I am concerned about road infrastructure and parking. I live on the Kate Reed Wood estate and trying to get out on to the A228 can take a long time because of the constant traffic and is like taking your life in your hands. The risks of a serious accident at this junction continue to increase. I appreciate that Kent CC is the highway authority but there is nothing in the plan that references this major problem. The air quality at peak traffic times, which coincide with children walking to school, should also be evaluated.

It is also important for Kings Hill to be considered a village rather than a town for planning purposes.

There is insufficient parking spaces for new housing developments. As part of the new local plan, all new houses should have at least two parking spaces. With many older children not able to afford their own house they are staying with their parents for much longer than in the recent past. There are some houses that four or five cars and parking is becoming a serious problem. Reducing the car parking in West Malling should also be avoided in order to keep the town busy and successful.

The Council must continue to put pressure on central government, our local MP and Kent CC to dispute the need for further development in this area.

Having looked at the plans, the list below are those to which I have particular concerns and would wish to object to any development, these are:

59424

Table 9 - List of Sites - West Malling and 0 Leybourne

59599

59630

Site 59752 Residential dwellings

image

Example reasons for objections

- * Loss of agricultural land
- * Green Belt
- * Outside of the confines of existing developments
- * Access issues to local roads

Table 9 - List of Sites - West Malling and 0 Leybourne

My comments on this site for house building are:

All of the above plus detrimental effect on local wildlife including badgers, hedgehogs, barn owls, bats, slow worms, grass snakes and many others all of which have been observed in this area.

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Noted. 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. 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.

42446241

42456065

42456161

42465505	Table 9 - List of Sites - West Malling and 0 Leybourne	The site is unsuitable. 1 Due to excess number of houses, insufficient space for for good quality housing mix 2 Poor access to West Malling centre through West Street and King Street. 3 Inadequate schools and medical facilities. 4 Green Belt 5 Loss of Agricultural land and reduces biodiversity 7 Inadequate water and power supplies 8 Poor bus services	Noted. 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.
42469985	Table 9 - List of Sites - West Malling and 0 Leybourne	59752 Residential 1390 dwellings South of Lapins Lane (Phase 1) to A26 Reasons for objections • Ancient Woodland (Part of site) • Green Belt • Countryside • Access issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42471745	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42544513	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
		SITE 59442 This is a communal area for locals and visitors and consider it to be part of Leybourne Village. Precious land fir the community, a meeting place, a sanctuary during covid and continues to be so for mental health. Our retired donkey's sanctuary. This land and its position is nature's way of preventing a flood plain, with an existing stream running through this site.	
		SITE 59443 This is another communal area for locals and visitors and consider it to part of Leybourne Village. Precious land for the community, a meeting place, a sanctuary during covid and continues to be so for mental health. This is our meeting place for Leybourne Village Christmas Carol's, promoting a spiritual meeting place for Leybourne Village Christmas Tree.	
42557601	Table 9 - List of Sites - West Malling and 0 Leybourne	This land and its position is nature's way of preventing a flood plain, with an existing stream running through this site. SITE 59441	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.

Please accept this email as registration and to note the disagreement to the possible strategic options for development as detailed in the subject line. [Local Plan (Regulation 18) consultation paper form]

Upon reading, myself and my husband are greatly opposed to the building on these proposed areas. Specifically the areas in Leybourne. Building of houses causing destruction of the playpark on Castle Way [Site 59441], the Bomb Hole (as it is known), the relatively new outdoor gym, and further green spaces that the residents in Leybourne appreciate and are so precious.

42557601	Table 9 - List of Sites - West Malling and 0 Leybourne	TMBC and Kent The Garden of England. TMBC responsible for Kent The Garden of England	Comment noted.
42559745	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42585921	Table 9 - List of Sites - West Malling and 0 Leybourne	On (insert date) 25.10.2022 Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42589025	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42590913	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42591201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited I have read the proposal to include several sites. the main concern for me would be site 59456, a triangular shaped parcel of land which is used by the local residents as a recreational space, its loss if built on would cause untold misery for the residents, we and others regularly walk our dogs, play with our children and grandchildren throughout the year, it has a paved walkway through and around its perimeter making it accessible for several disabled residents. The access for the green if built on would cause a great deal of disruption for existing residents and additional increased traffic from any increased housing, the site is a great catchment area for run off rain water, if it was to be covered would add to possible flooding.	Comment noted.
42592961	Table 9 - List of Sites - West Malling and 0 Leybourne	I have lived in the area for 25 years and believed the green was left as a recreation area as part of the original plan, I am appalled that this is at risk of development, I implore you not to include this and other such small plots on the Leybourne estate.	Noted. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.

42607649	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42608289	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [Site reference 59699] I wish to comment on the site #59699 proposal and assessment, as follows, * Access to and egress from the site would cause critical stress on existing road infrastructure. It should be noted that Fartherwell Road is no more than a single track country lane throughout its length, often flooded and with only a few passing places, that East Street, Norman Road and Sandy Lane are single lane roads with no possibility of widening (and the present cause of congestion at East Street as it approaches West Malling, especially at school times), and the Offham Road/Teston Road junction sightline is significantly adversely affected by bends and the speed of vehicles. * The development of the land in the way set out would cause harm to the Quiet Lane scheme, be on	Comment noted.
42635169	Table 9 - List of Sites - West Malling and 0 Leybourne		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.
42662337	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42668289	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

These proposals are devastating for us to see. We have moved to Leybourne relatively recently, with a view to building our life here. The green spaces in Leybourne were key to our decision; to provide spaces for the community to walk, talk, make friends, for children to play together, for dogs to run around. If we were to lose these spaces, we would lose the community feel that we have in Leybourne and change the whole experience of living here. I have added specific comments to some of the key development sites below:

59441. This is the biggest and most popular park in the village. It's adjacent to the school and has a playground, outdoor gym, stream and benches. It is one of the hubs of the village and I constantly bump into neighbours here. It is staggering to see that this has been put forward for development. Without it, our village becomes just a housing estate, without a place for children to play, dogs to play, and adults to meet each other.

59446. Another massively popular green space in the village and the only green space that dogs aren't permitted, which is important for those who are scared of dogs, particularly children who want to play without dogs around. Again, losing this space would make our village feel like a housing estate, as it relies on these green spaces to break up the streets of housing.

42682561	Table 9 - List of Sites - West Malling and 0 Leybourne	59443. This green space is incredibly popular with dog walkers and provides a space that dogs can be let off lead without risk of running into children who may be scared. I walk here every day and can't imagine losing it, I've met most of my neighbours here. Without spaces like this I wouldn't have met these people, and it	Noted. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42695361	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42706049	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42707521	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42711745	Table 9 - List of Sites - West Malling and 0 Leybourne	Local Plan Individual Site Objections 59762 South of Lapins Lane (Phase 1) to A26 details to be added	Comment noted.

protected to maintain green space rather than further housing. The site is intended to be in the extended green belt and is a site for nesting Skylarks.

Site 59833: Object. This slither of land is behind residential properties in Park Road. It should be maintained as green space.

Site 59441: Object. This site is owned by KCC/TMBC and land leased by Leybourne Parish Council. The site is one of the few green spaces in Leybourne with a stream running through it. It is on the flood plane. The land includes the toddler play area and gym. The land is the major large green space and is used by most of the residents for exercise, sporting and relaxation. It has many benches to allow residents to sit and relax. The site was identified by a flawed Urban Capacity Study piece of software which has essentially identified any piece of 'spare land' as a potential site. No common sense has been applied. The site has an airline fuel line running underneath the ground and has many major utility pipes running through it. TMBC have stated they have no plans to develop this area.

Site 59445: Object: This site, known locally as the Bomb Hole is another area of green space identified by the flawed Urban Capacity Study software where common sense is absent. The site is the location of play equipment and seating for the well being of residents. The land is leased to Leybourne Parish Council from TMBC. It provides one of the few areas of green space in the well developed and mature Leybourne estate. TMBC have stated they have no plans to develop the site.

Site 59442: Object: This site is owned by KCC/TMBC and private ownership. The site is on green belt and is one of the few green spaces in the well established village of Leybourne. The site hosts the village Christmas Tree and is used as an area of recreation and exercise by local residents. It contains a mature walnut tree. It is opposite the children's play area and developing here would increase safety risks faced by residents.

Site 59443: Object: This site is a designated dog walking area and green space in Leybourne. The site has I feel that building additional houses on the green spaces around Leybourne would have a detrimental affect on the majority if not all of current residents. We live in a built up area already so to have these green spaces to enjoy and use for our children and adults is very important for our mental health as well as protecting the environment that live there. In lockdown many of these green spaces were places that we could escape to for that 1 hour of exercise near our home. If these spaces weren't available where would we have gone, walked a number of miles to get to the next space? It's shocking that trying to cram in more residencies into the small areas in the proposal is madness, not only on the infrastructure, which is creaking already in this area, but the traffic which is already increasing with the addition of a much contested area on the other side of the A20. I am sure there are a number of brown field sites can quite easily take these number and not take away the limited amount of green space we have already.

Noted. 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.

42712929
Table 9 - List of Sites - West Malling and 0 Leybourne

42714305
Table 9 - List of Sites - West Malling and 0 Leybourne

it seems that it is the intention of TMBC for all of the green space in the area around Oxley Shaw Lane and Castle Way to be built on, adding further houses to an already busy area. The green spaces in the area are paramount to maintaining the mental & physical health and wellbeing of both adults and children. Given that your primary objective listed on each of the proposed developments is "to improve human health and wellbeing", these proposals would seem to be counter productive as they will only provide a negative outcome to this objective.

The most concerning developments are 59441 on Castle Way, 59456 between Grassmere & Baywell and 59445 on Oxley Shaw Lane.

The development plan for 59441 in particular is deeply distressing and we are completely opposed to this proposal. That area of land contains some of the only children's play equipment in the local area, which is well used and is a vital facility for families. It is bad enough to remove the play equipment from the site by the Old Rectory last year under the pretence of replacing old and damaged equipment - which still has not been replaced! However, to take away these park facilities as well would severely damage the health and wellbeing of families in the area. At a time when we are supposed to be encouraging children to spend more time outside and keeping fit and healthy, this proposal seems to be utterly ridiculous! The comments connected to this proposal point out that it is within 800m of another green space, cycle path etc... However, given that the proposed developments seem to be covering the vast majority of the green space in and around Oxley Shaw and Castle Way, in a few years' time this justification would be completely false! It also seems a ludicrous suggestion to build further houses so close to a river, where the land is considered to be in the highest flood risk zone and where it is acknowledged that there is a considerable risk that the new houses would have issues with flooding in the medium term to long term.

Noted. 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.

42715297
 Table 9 - List of Sites - West Malling and 0 Leybourne
 The development of a relatively small patch of land under proposal 59456 would again take away a well-used green space, which enables children to play in a relatively safe environment close to their homes. I can see no benefit in developing this small and relatively enclosed piece of land, as it would also require further roads to

protected to maintain green space rather than further housing. The site is intended to be in the extended green belt and is a site for nesting Skylarks.

Site 59833: Object. This slither of land is behind residential properties in Park Road. It should be maintained as green space.

Site 59441: Object. This site is owned by KCC/TMBC and land leased by Leybourne Parish Council. The site is one of the few green spaces in Leybourne with a stream running through it. It is on the flood plane. The land includes the toddler play area and gym. The land is the major large green space and is used by most of the residents for exercise, sporting and relaxation. It has many benches to allow residents to sit and relax. The site has mature trees all along the site. The site was identified as amenity land by the Urban Capacity Study piece of software which has essentially identified any piece of 'spare land' as a potential site. No common sense has been applied. The site has an airline fuel line running underneath the ground and has many major utility pipes running through it. TMBC have stated they have no plans to develop this area.

Site 59445: Object: This site, known locally as the Bomb Hole is another area of green space identified by Urban Capacity Study software where common sense is absent. The site is the location of play equipment and seating for the well being of residents. The land is leased to Leybourne Parish Council from TMBC. It provides one of the few areas of green space in the well developed and mature Leybourne estate. TMBC have stated they have no plans to develop the site.

Site 59442: Object: This site is owned by KCC/TMBC and private ownership. The site is on green belt and is one of the few green spaces in the well established village of Leybourne. The site hosts the village Christmas Tree and is used as an area of recreation and exercise by local residents. It contains a mature walnut tree. It is opposite the children's play area and developing here would increase safety risks faced by residents.

Site 59443: Object: This site is a designated dog walking area and green space in Leybourne. The site has

42715841	Table 9 - List of Sites - West Malling and 0 Leybourne	Tree and is used as an area of recreation and exercise by local residents. It contains a mature walnut tree. It is opposite the children's play area and developing here would increase safety risks faced by residents.	Noted. 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.
42716385	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited The sites located in Leybourne are all small green spaces used for recreational purposes, exercise and dog walking. These are all vitally important to the community and if they were to be built on then the area would have very little appeal to residents. Leybourne is already very well developed and the green spaces proposed to be developed are widely used. Specifically sites 59456, 59432, 59441, and 59445 all are heavily depended upon green spaces for the residents and are part of what makes Leybourne a great village to live in. Residents of leybourne strongly object to any development within our village.	Comment noted.
42716609	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited The sites located in Leybourne are all small green spaces used for recreational purposes, exercise and dog walking. These are all vitally important to the community and if they were to be built on then the area would have very little appeal to residents. Leybourne is already very well developed and the green spaces proposed to be developed are widely used. Specifically sites 59456, 59432, 59441, and 59445 all are heavily depended upon green spaces for the residents and are part of what makes Leybourne a great village to live in. Residents of leybourne strongly object to any development within our village.	Noted. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.

Site 59619 - 556622 are the same land furthermore the land on site 59621 & 22 has already been the subject of a number of planning applications and repeated refusals by the Planning Inspectorate. The reasons for rejection remain valid. In particular the land lies outside the confines of West Malling, is green belt, is viable high quality agricultural land and there would be harm to the terrace of Grade II listed buildings at Norman Place which have both historical and architectural interest.

Furthermore, Norman Road is a essentially a single country lane with passing places and it flood regularly at the entrance to this site (59619 - 22). There is restricted access from the High Street through the collinade on West Street as evidenced by the cars blocking the High Street during term time. There is a further restriction entering Norman Road from the A20 with height restriction beneath Sandy Lane railway bridge.

42716865	Table 9 - List of Sites - West Malling and 0 Leybourne	There is already a problem with speeding traffic on the road fronting the land despite its' Quiet Lane status and it's only a matter of time before pedestrians are injured. There have already been 4 accidents of note in the last 7 years along the Noram Road and a further 5 at the junction with the High Street. More development in	Noted. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42719137	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited 59752 Residential 1390 dwellingsSouth of Lapins Lane (Phase 1) to A26	Comment noted.
42719489	Table 9 - List of Sites - West Malling and 0 Leybourne	Reasons for objections • Ancient Woodland (Part of site) • Green Belt • Countryside • Access issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42719585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42719585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

We strongly object to the residential development of - Site 59432 Leybourne, West Malling.

Location

The 'Medway Gap' which includes Leybourne and West Malling is overpopulated. Little by little areas of precious green space will disappear in this urban oversaturated community. It would not be beneficial to the residents to build it up further and create a concrete jungle. This green open space is important for the wellbeing of residents especially children and families who love to use this area as a recreational space.

West Malling Group Practice (our existing healthcare facility) is struggling to cope with overcapacity along with our local primary school and local roads. Whilst it is understood that there is a need to provide housing, new residences should be spread out over new sites, in unsaturated areas far away from the Medway Gap which is overly built-up. This would provide more of a balance when providing new housing. A suitable supply of housing including a mix of sizes, types and tenures could be provided on those new sites along with new schools and healthcare facilities. Building houses on small green spaces seems to defeat the object where a mix of housing will be limited and would not tie in with the houses in this area which were built in the 1980s.

Infrastructure/Parking/Noise/Pollution

42719937	Table 9 - List of Sites - West Malling and 0 Leybourne	TMBC's overriding priority in the local plan should be to concentrate on improving the infrastructure by building new schools and GP surgeries along with improving local roads to ease 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
42720193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
42721313	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42723009	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59432 is a pleasant green space which is much used for exercise and by dog walkers. We must protect our few green spaces left.	Comment noted.
42723009	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59441 is a particularly beautiful park with mature trees and a stream. This is the destination spot for walkers and dog walkers. It houses a play area and a gym. It would be a travesty to spoil by turning it into housing. The village would be negatively impacted by a tremendous amount. Planning officers have caused terrible distress already by identifying the few green spaces left for housing. New housing should be created by building in less urban areas. The hierachy is totally wrong. It is ridiculous to cram more houses into the	Comment noted.

42723009	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59442 is known as the donkey field. This is a much loved scenic field which adds to the character of the village. To lose it would be distressing and a great shame. We must protect our few green spaces.	Comment noted.
42723009	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59443 on Lillieburn is much used by dog walkers and enhances the area. This tiny strip must not be built on. We must protect trees, wildlife and grassy areas on this already densely built housing estate.	Comment noted.
42723009	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59445 is known as the Bombhole and is the centre of Leybourne estate. It is a playarea and totally unsuited for housing. The unusual steep sides provide a scenic view for drivers using the main Oxley Shore Road. We must maintain the character of the area, and protect recreational green space which was never intended to be built on. It is crazy to cram extra housing onto areas which are already the most densely built. This causes tremendous upset to the residents, and will not create any substantial numbers of extra houses. A	Comment noted.
42723009	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59456 is a tiny scrap of land off Baywell. It should not be built on. To get a substantial amount of new housing, there must be green belt land used in less urban areas. People want space.	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
42723009	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59844 is agricultural land on what is known as 40 Acres Field. This green space is home to much wildlife and many mature trees. These would be sadly destroyed to make way for housing. We must protect our farmland and save our green spaces. East Malling must not be joined with West Malling through urban sprawl, spoiling the character of the area. The site would have very busy roads on 2 sides, which would not be attractive for residential homes. Air Pollution will affect Leybourne significantly.	Noted. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42723073	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42724257	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42729441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42730209	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

		I would like to register my objection in the strongest possible terms to the suggested development sites in Leybourne under the above local plan	
42743201	Table 9 - List of Sites - West Malling and 0 Leybourne	These sites are used as play areas for children and for walking our dogs. They are certainly not suitable for development and would leave the village with no green space at all. It is quite ridiculous that these sites are being considered and I strongly object to them.	Noted. Site specific matters raised will be taken into consideration within the site analysis and site selection processes.
42751809	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42754977	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42755233	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Kings Hill is already very busy. Any increase in traffic would impact negatively on environment and safety. Kings Hill doctors surgery is already oversubscribed. Removing green space and trees would have an extremely negative impact on the environment.	Comment noted.
42759201	Table 9 - List of Sites - West Malling and 0 Leybourne	Access roads already very busy. Public services would be over stretched.	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
42764705	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42766465	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

Responding to site 59699 (Fartherwell Road, West Malling & Leybourne)

42772737	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>The earmarked area is a large site which on its own would hugely change the character and landscape of our town. The land is Green Belt land designed to stop the expansion of existing settlements like what is proposed. It is high quality (Grade 1 and 2) agricultural land and an important habitat for local wildlife. The site is close to the heritage site of St Leonard's Tower and would significantly impact the preservation of its history and local appreciation of it.</p> <p>Poor road access to the site would inevitably cause major traffic problems on Offham Road and single-track Fartherwell Road. This is a designated 'quiet lane'. The land is a huge asset to the local community for Responding to site 59699 (Fartherwell Road, West Malling & Leybourne)</p>	<p>Noted. 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>
42773025	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>The area is a large site which on its own would change the character and landscape of our town. The land is Green Belt land designed to stop the expansion of existing settlements. It is high quality agricultural land and an important habitat for local wildlife. The site is close to the heritage site of St Leonard's Tower and would significantly impact the preservation of its history and local appreciation of it.</p> <p>Poor road access to the site would inevitably cause major traffic problems on Offham Road and single-track Fartherwell Road. This is a designated 'quiet lane'. The land is a huge asset to the local community for enjoying the natural environment close to West Malling. Concreting it over would be a tragic loss for the people of our community.</p>	<p>Noted. 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>
42781505	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	<p>Comment noted.</p>

Site 59699 – West Malling “New Town/Ewell Avenue” site

We own a property on [Road name redacted] and our son,[name redacted] lives there with his girlfriend. We would object to this site being developed because:-

- * Adverse change of use
- * The site is currently run as prime agricultural land run by the very successful Church Farm and owned by the Betts family. Ideally, it should remain as farmland, in order to continue to provide high quality locally produced fresh food.
- * The site is otherwise green belt and so should not be considered for development
- * Loss of personal amenity to Ewell Road (and surrounding) residents
- * The south-side residents of Ewell Avenue presently have quiet enjoyment of the open farmland on the site to the southwest. The proposed site would remove this outlook permanently.
- * Impact on character of town and local environment
- * West Malling has a population of 2,191 people (per the 2020 Census)
- * Site 59699 comprises 13.68 hectares - assuming an estimated housing density of 42 people per hectare (as for Kings Hill), this could increase the population of West Malling by in excess of 575 people (an increase in population of some 26%). The site is therefore disproportionately large and would exacerbate the high pressure already placed on local amenities and infrastructure created by the burgeoning Kings Hill and Leybourne Chase developments in recent years.
- * The local ecology and animal habitat offered by the existing site would be lost [Site 59699]

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.

42790337
Table 9 - List of Sites - West Malling and 0 Leybourne

The proposed development at the 59699, field from offham road to fatherwell Road is at the rear of my property on Ewell avenue. The development would destroy the Outlook, privacy and peace for all of the residents on this side of ewell avenue. Not to mention the disruption of the construction work which is unfair on the current residents. Personally the reason we purchased the property was for the Outlook over the open countryside. This is greenbelt land and agricultural land which should be used as such. There is insufficient infrastructure, road links and GPS services to accommodate the proposal. West street, sandy Lane and offham road would become far too congested with traffic. It is important to protect the countryside to preserve nature, provide clean air for the community and preserve the countryside setting of west malling. Further development would be best placed in already urban areas such as Kings hill. This site has previously been

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.

42795521
Table 9 - List of Sites - West Malling and 0 Leybourne

1 Considerations applicable to the Relevant Sites Generally

The Council's previous assessment of three of the Relevant Sites (in the withdrawn Local Plan called 'The Way Forward') stated (correctly) that "the surrounding road network is narrow with significant on-street car parking which may restrict the development potential". Other than Site 59716, the Relevant Sites have no access to a suitable highway and no adequate highway infrastructure can be created to serve them given the physical constraints of the surrounding environment. The surrounding road network is unsuitable and incapable of improvement to support meaningful development of the Relevant Sites. The suitability of the Relevant Sites depends on potential (because there is no current) access to Fartherwell Avenue and Offham Road. In fact that gives a false impression because Fartherwell Avenue can only discharge into Norman Road or Offham Road. Since Norman Road is even more restricted, the real position is that all traffic from Fartherwell Avenue will discharge into Offham Road. Thus, all the Relevant Sites depend on the suitability of Offham Road. All of the Relevant Sites will require access to Offham Road and from there to the surrounding road network of Fartherwell Road, Norman Road, Sandy Lane and West Street.

The limited and restricted nature of Offham Road is well known. As the only road into which traffic could discharge from each Relevant Site, Offham Road does not and will not provide suitable access for the Relevant Sites:

- * Offham Road is already at peak capacity;
- * there is no spare land available that would enable Offham Road, Norman Road or West Street to be widened anywhere on the route between the Relevant Sites and the amenities in the High Street;
- * Offham Road is too narrow to allow bus services and so development would lead to increased traffic rides in an already, restricted road;
- * there is currently no, and it shall not be practical in the future to create, adequate infrastructure to support development due to the high level constraints limiting usage of these surrounding 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

42795681
Table 9 - List of Sites - West Malling and 0 Leybourne

Site 59645:

- * is a greenfield site within the MGB and part of the countryside;
- * does not constitute in-filling;
- * is not part of the land comprising 139 Offham Road and is all pasture that is former agricultural land, currently used for unpermitted grazing;
- * is outside the built-up confines of West Malling;
- * is adjacent to, but has no access onto, Offham Road, which feeds into West Street with its single file junction with the High Street;
- * has no strong sense of seclusion.

This Site is not, and never will be suitable for development for the reasons bulleted above and those set out below.

A more modest and less intrusive development of some of the land within Site 59645 was already proposed in an application for planning permission (21/02003/FL) limited to 4 houses. It was rightly rejected. The Officer Delegated Report found that the Site is:

- * formed of an open parcel of land, but there is a strip/section of land to the northeastern side which includes a hard surfaced drive and outbuildings;
- * open to fields to the southeast;
- * Fronted by mature trees set back behind a narrow grass verge;
- * outside the defined rural service centre of West Malling, the southern boundary of which is directly opposite the north corner of the site;
- * within the countryside and the Metropolitan Green Belt;
- * within an area of archaeological potential, within 100m of West Malling Conservation Area to east 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.

42795681
Table 9 - List of Sites - West Malling and 0 Leybourne

Site 59699:

- * is a greenfield site within the MGB and part of the countryside;
- * is all grade 1 agricultural land and open grassland;
- * is outside the built-up confines of West Malling;
- * is adjacent to, but has no access onto, Offham Road, Fatherwell Road or Fatherwell Avenue all of which feed into West Street with its single file junction with the High Street;
- * forms part of the natural buffer that separates West Malling and Offham;
- * has no strong sense of seclusion;
- * is clearly visible from Offham Road and offers an expansive, open view;
- * is the start of an unspoiled vista that stretches to the foot of the Kent Downs, an Area of Outstanding Natural Beauty;
- * comprises open fields, trees and hedgerows, that are visible from Offham Road and Fartherwell Road;
- * forms an inherent part of the open, natural, landscape that is part of one of Kent’s award winning rural communities.
- * provides inestimable, practical and visual local amenity and is now an area full of wild, flower species.

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.

This Site is owned by Laurence J Betts Limited. The company’s website records the history of the Farm whose land includes this Site. It traces the history of that land back to 1066 when it was held by Alnod, a brother of King Harold and later exchanged with Henry VIII. According to its own website, the Farm has left areas of its land uncropped to encourage wildlife. The Site is left to flower in summer and, according to its website, the farm “encourages wild flowers and has an on-going policy of maintaining and sowing wild flower meadows to encourage wildlife, such as bees.” It notes that: “Rare species of flowers have been spotted on site, including the Bee Orchid and the Grass Vetching”. It also records that the farm’s land “...encourages bird presence.” This includes owls and skylarks. To quote from the landowner’s website: “Through surveys conducted by the RSPB there have been some fantastic results seen around the farm, including an increasing number of birds of [59714]

Table 9 - List of Sites - West Malling and 0 Leybourne

42795681

Site 59714:

- * is an open space without any access onto Offham Road;
- * is greenfield wholly within the MGB;
- * relates closely in character to the surrounding open countryside;
- * has no strong sense of seclusion;
- * is adjacent to a conservation area;
- * is clearly visible from Offham Road and offers an expansive, open view to the rear of Douce’s Manor, a site containing a Grade II listed building.

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 - West Malling and 0 Leybourne

42795681

This Site provides an important green space adjacent to the countryside and, being close to Site 59699, contributes to an overall sense of openness which would be harmed by development. There is no discernible benefit to the surrounding area of developing this Site but there will be great harm. It also abuts the conservation area and the land of an important Grade II listed house, at Deuce’s Manor.

[59716]

Site 59716:

- * is greenfield wholly within the MGB;
- * relates closely in character to the surrounding open countryside;
- * is outside the defined settlement confines of the village;
- * is clearly visible from Offham Road and offers an expansive, open view to the adjacent Gandulf's Tower, a listed ancient monument;
- * lies within an area of archaeological potential, abutting a Scheduled Monument and lying within 100m of a separate conservation area;
- * is wholly pasture/grazing land;
- * lies behind a narrow grass verge with no seclusion from Offham Road or its surrounding fields;

This Site should not be considered suitable for development. Not only is it greenfield lying wholly within the MGB, it is grazing land that abuts Gandulf's Tower and lies well outside the confines of the village, unconnected to any infrastructure, away from its centre and without access to amenities other than along Offham Road. Being close to Site 59699, it contributes to an overall sense of openness which would be harmed by development. There is no discernible benefit to the surrounding area of developing this Site but there will be great harm. It is also adjacent to the blind bend outside 136 Offham Road in a 60mph zone. Access to and from the Site into Offham Road will be a significant danger to the many pedestrians, cyclists and horse riders who use Offham Road without access to any pavement as well as to other vehicles. This is a significant loss of significance and rural village life. I would hope that the aim of any Local Plan affecting West Malling will be to preserve this whilst ensuring future housing and social needs are met appropriately.

I believe the key needs for West Malling are:

- * Protect open spaces. Maintain the valuable green belt land within West Malling as this stops villages merging, improves wildlife and conservation and is at the heart of rural life and the character of the village
- * Restrict traffic congestion and air pollution. Offham Road, West Street and the surrounding network of country lanes and minor roads are not able to cope with greater volumes of traffic and are inappropriate for significant development traffic. I am also concerned about road safety issues for pedestrians, cyclists and horse riders who use those roads many of which also lack the safety of a pavement for pedestrians that include the elderly as well as other adults with young children and infants in push chairs.
- * Support the High Street and its independent retailers. Ensure shop keepers and visitors have good access to maintain the local and independent shops we have today by suitable parking and local transport.
- * Sustainable development. Build new houses on brownfield sites or previously occupied greenbelt sites. Although this is a harder option for developers, it is key to protecting our green open spaces. I would also support larger developments within the borough like Leybourne Chase, Kings Hill and extensions to these.

I would like to suggest the following objectives for any Local Plan applicable to West Malling:

- * Protect the Green Belt and maintaining the separation and individual identity of settlements
- * Contribute to the delivery of sustainable communities by directing growth to the most sustainable locations, where there is the best available access to jobs, services and community facilities.
- * Promote a well-balanced housing market in the borough by planning to provide high quality housing to meet local needs (including for market, affordable and supported housing) in appropriate and sustainable

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.

Noted. 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.

42795681

Table 9 - List of Sites - West Malling and 0 Leybourne

42795681

Table 9 - List of Sites - West Malling and 0 Leybourne

42802465	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited I live here because it has space to breathe. I know housing is important but our space is well used by families and children who live here. Please don't build on our few green bits. It will devalue our homes, add to the problems with infrastructure that we are already suffering. Add to the flooding and parking problems on our roads and the stretched resources in our community and surrounding areas. Just because there is an inch of space not built on, doesn't mean it's a good idea to put something on it. Surely it's Common Land by now and the people who live here have a right to keep it that way. [59714]	Comment noted.
42804737	Table 9 - List of Sites - West Malling and 0 Leybourne	Additional supporting information submitted in the form of several technical reports.	Noted. 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
42807617	Table 9 - List of Sites - West Malling and 0 Leybourne		Comment noted.
42830721	Table 9 - List of Sites - West Malling and 0 Leybourne	I wish to endorse the responses to the questionnaire given by West Malling Parish Council.	Comment noted.
42843681	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

I would also object for the following reasons if not already stated on each one:

Traffic/Parking - This is already becoming an issue because of builders/planners not reserving enough parking for each household. Pressure on parking will increase with the implementation of yellow lines. Further developments will increase this further

GP surgery - The local surgery cannot cope at the moment, and many people are forced to use private medical services because they cannot get an appointment. Adding 1,000's of additional houses will only increase this problem.

Schools - The local schools are already full, and with no secondary school on KH, pupils are forced to use public transport or parents vehicles.

42925665	Table 9 - List of Sites - West Malling and 0 Leybourne	Stores/Shops - The existing stores are at capacity with the current population, the new Aldi store will possibly relieve this, but the amenities present are still insufficient for the population. No petrol station/Charging station, no Newspaper/magazine outlets (Asda/Morrisons do not display them in time for the main morning commuter)	Noted. 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.
42928353	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42931745	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42940961	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42944673	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42948513	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

42955713	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42955905	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42956321	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42963809	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42964641	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42968513	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42972033	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
42974273	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited I enclose our objections to some of the planning applications on the attached form. Our main objections are that nowhere is there an application for more infrastructure. Kings Hill is in desperate need of more Shops/ Pubs etc. and even a Garage - particularly given that with 6,000 new houses come at least 6,000 new cars and (probably) 12,000 people, which the present centre will not be able to handle. It would be more acceptable if one of the builders could be persuaded to include infrastructure as part of the planning consent.	Noted. 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.

42975041	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the	Comment noted.
42975297	Table 9 - List of Sites - West Malling and 0 Leybourne	Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
43022593	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
43022849	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
43023457	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
43026529	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
43026625	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
43054881	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

43056065	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-</p> <p>[X] Site 59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>Reasons for objections - Ancient woodland (part of site), Green Belt, countryside, access issues to local roads.</p> <p>Other Objections</p> <p>Traffic/Parking - This is already becoming an issue because of builders/planners not reserving enough parking for each household. Pressure on parking will increase with the implementation of yellow lines. Further developments will increase this further</p> <p>GP surgery - The local surgery cannot cope at the moment and many people are forced to use private medical services because they cannot get an appointment. Adding 1,000's of additional houses will only increase this problem.</p>	Comment noted.
43056289	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>Schools - The local schools are already full, and with no secondary school on KH, pupils are forced to use public transport or parents vehicles.</p>	Noted. 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.
43178657	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>[X] Site 59752 South of Lapins Lane (Phase 1) to A26 Residential 1390 dwellings</p> <p>Reasons for objections – Ancient Woodland (Part of Site) – Green Belt – Countryside – Access to local roads</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
43191361	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>[X] Site 59752 South of Lapins Lane (Phase 1) to A26 Residential 1390 dwellings</p> <p>Reasons for objections – Ancient Woodland (Part of Site) – Green Belt – Countryside – Access to local roads</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
43241089	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	Comment noted.
43252929	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>59752 - South of Lapins Lane (Phase 1) to A26 Residential 1390 Dwellings</p> <p>Reasons for Objections - Ancient Woodland (Part of Site) - Green Belt - Countryside - Access issues to local roads</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

43287361	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
43288097	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
43288897	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited 59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
43354113	Table 9 - List of Sites - West Malling and 0 Leybourne	My reasons for objections – I live close to Lapins Lane and often walk with my children behind the houses along the woodland walk which runs all the way to Leybourne Drive. To cut down woodland and to destroy beautiful farming countryside is just pure greed. I pray the farmer and the timber yard do not sell their land to greedy developers. We have recently had hedgehogs visit our garden and a pheasant landed on our lawn a few weeks ago. This is why we chose to live here. Kings Hill has a balance of rural living but within a community. Build thousands of dwellings and the community feel will be lost. It is already overpopulated. During lockdown we walked for miles through fields and woods, it was truly wonderful for all our mental health! The schools are over subscribed and many children who move to KH are having to travel a far to primary school. The GP surgery on the Hill is a farce! We have recently moved to Wateringbury surgery due	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.
43354465	Table 9 - List of Sites - West Malling and 0 Leybourne	[X] Site 59752 South of Lapins Lane (Phase 1) to A26 – Residential 1390 Dwellings Reasons for objections – Ancient Woodland (Part of Site), Green Belt, Countryside, Access Issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

This development is rear of Redwell Grove, Bancroft Lane, Hollandbury Park, Cellini Walk, Alderwick Grove, Quindell Place, Clearheart Lane, McArthur Drive, Victory Drive.

Reasons for objections - DEFRA Forest Inventory, Ancient Woodland and TPO protected trees, over development with inadequate resources on Kings Hill, harm to protected species, outside of, the confines of existing developments, impact on local residences of main access, impact on wildlife corridor.

[X] Site 59531 Residential 13 dwellings Tower View Green South East

This development surrounds Tower View, Melrose Avenue Braeburn Way, Alfriston Grove, Boverde Avenue

Reasons for objections - change of character of the area, traffic impact to and from Kings Hill centre, loss of public open space.

[X] Site 59534 Residential 18 dwellings Tower View Green North West

This development surrounds Tower View, Woodford Grove, Cardinal Walk, Baxter Way, Hazen Road, Kendall Avenue

Reasons for objections - Change of character of the area, traffic impact to/from Kings Hill centre, loss of public space.

Table 9 - List
of Sites - West
Malling and
0 Leybourne

[X] Site 59544 Conservation Area off Bancroft Lane Residential 5 dwellings

This development adjoins Bancroft Lane, Cellini Walk and rear of Redwell Grove

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

43355041

This development is rear of Redwell Grove, Bancroft Lane, Hollandbury Park, Cellini Walk, Alderwick Grove, Quindell Place, Clearheart Lane, McArthur Drive, Victory Drive.

Reasons for objections - DEFRA Forest Inventory, Ancient Woodland and TPO protected trees, over development with inadequate resources on Kings Hill, harm to protected species, outside of, the confines of existing developments, impact on local residences of main access, impact on wildlife corridor.

[X] Site 59531 Residential 13 dwellings Tower View Green South East

This development surrounds Tower View, Melrose Avenue Braeburn Way, Alfriston Grove, Bovarde Avenue

Reasons for objections - change of character of the area, traffic impact to and from Kings Hill centre, loss of public open space.

[X] Site 59534 Residential 18 dwellings Tower View Green North West

This development surrounds Tower View, Woodford Grove, Cardinal Walk, Baxter Way, Hazen Road, Kendall Avenue

Reasons for objections - Change of character of the area, traffic impact to/from Kings Hill centre, loss of public space.

Table 9 - List of Sites - West Malling and 0 Leybourne

43355361

[X] Site 59544 Conservation Area off Bancroft Lane Residential 5 dwellings

This development adjoins Bancroft Lane, Cellini Walk and rear of Redwell Grove [Site reference 59432]

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

Please find attached objections to LEYBOURNE SITE 59432 in accordance with consultation procedures in respect of the Local Plan

I feel this site is not a suitable site for development, and do feel that at the strategic level considering the extent of land within Tonbridge & Malling covered by the Metropolitan Green Belt surrounding London there is a need for altering the Green Belt boundaries in principle rather than taking up all the precious green spaces within existing housing developments.

Please find attached objections to LEYBOURNE SITE 59432 in accordance with consultation procedures in respect of the Local Plan

43419393

Table 9 - List of Sites - West Malling and 0 Leybourne

I feel this site is not a suitable site for development, and do feel that at the strategic level considering the extent of land within Tonbridge & Malling covered by the Metropolitan Green Belt surrounding London there is a need for altering the Green Belt boundaries in principle rather than taking up all the precious green spaces within existing housing developments.

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.

[59447] [59488]

We have seen the letter sent in by West Malling Parish Council objecting to these two car parks being considered as housing sites via the Borough Councils Urban Capacity Study. We support that objection.

These two car parks owned by the borough council although outside of this parish are clearly used by residents of this parish who visit the town by car for shopping and visiting the public houses and eating places in particular which exist in the town. Like the car park in Martin Square the existence of these two car parks is essential for the local businesses to thrive and if they were built upon the impact on the shops and businesses would be extremely detrimental. It is likely fewer residents from our parish would visit the Town and would go elsewhere where parking is available.

43463745
Table 9 - List of Sites - West Malling and 0 Leybourne

It is within the remit of the Borough Council to make an early decision as landowner to the effect these sites and indeed Martin Square are not available withdrawing them from any further consideration as part of the

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

object to the inclusion of Site 59714 going forward as a development site in the Local Plan, in particular, due to the potential harm to a protected species as the tall pine trees up the entrance to Manor Farm are home to a large population of bats.

Also, this site is unsuitable for development as it is in a Green Belt area, it is outside the confines of West Malling and could cause the loss of agricultural land. Development of this site would cause harm to the setting and view into the associated Conservation Area and would harm the setting of both Douces Manor and St Mary's Church and would overall detract from the visual amenity of the rural landscape.

43485857
Table 9 - List of Sites - West Malling and 43485921 Leybourne

Additionally further development would increase traffic in the restricted area of Offham Road and West [59714]

Noted. The site specific matters raised including impact on bats, trees, Green Belt, Conservation Area, impact on settings of listed buildings, loss of agricultural land, and increase in traffic relating to site 59714 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.

We write on behalf of, and at the request of, our members Mr Philip Howard and Mrs Claudette Howard of [redacted], West Malling.

Mr & Mrs Howard object to the inclusion of Site 59714 going forward as a development site in the Local Plan, in particular, due to the potential harm to a protected species as the tall pine trees up the entrance to Manor Farm are home to a large population of bats.

Also, this site is unsuitable for development as it is in a Green Belt area, it is outside the confines of West Malling and could cause the loss of agricultural land. Development of this site would cause harm to the setting and view into the associated Conservation Area and would harm the setting of both Douces Manor and St Mary's Church and would overall detract from the visual amenity of the rural landscape.

43485857
Table 9 - List of Sites - West Malling and 43485921 Leybourne

Additionally further development would increase traffic in the restricted area of Offham Road and West

Noted. The site specific matters raised including impact on bats, trees, Green Belt, Conservation Area, impact on settings of listed buildings, loss of agricultural land, and increase in traffic relating to site 59714 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.

43485857	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>object to the inclusion of Site 59645 going forward as a development site in the local plan as it is in a Green Belt area, it is outside the confines of West Malling and could cause the loss of agricultural land. Development of this site would cause harm to the setting and view into the associated Conservation Area and would harm the setting of both Douces Manor and St Mary's Church. Additionally further development would increase traffic in the restricted area of Offham Road and West Street.</p>	<p>Noted. The site specific matters raised including Green Belt, Conservation Area, impact on settings of listed buildings, loss of agricultural land, and increase in traffic relating to site 59645 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>
43485857	Table 9 - List of Sites - West Malling and 43485921 Leybourne	<p>Object to the inclusion of Site 59699 going forward as a development site in the local plan as it is in a Green Belt area and would cause the loss of best and most versatile agricultural land. Additionally further development would increase traffic in the restricted area of Offham Road and West Street.</p> <p>Gladman are promoting land off Ashton Way, West Malling for residential development. The site can deliver up to 75 dwellings, of which 40% will be affordable, 0.83 hectares of public open space, a new children's play area and improvements to pedestrian connectivity on the western side of Station Approach. There is also the potential to include the land directly to the south to facilitate the delivery of up to 105 new homes and increased public open space. The Vision Document submitted as part of this representation provides further detail.</p> <p>The site is near the centre of the village and there are a wide range of services and facilities within walking distance of the site, thus enabling the site to be suitable and sustainable.</p> <p>Development in West Malling is constrained to the north and east by the railway line and station, while the southeast is constrained by Ashton Way. Development opportunities beyond these boundaries are limited, therefore preventing coalescence with neighbouring settlements such as East Malling.</p> <p>The site is enclosed by a mixture of existing trees and shrubs, separating the site from the existing highways network. There are several residential properties with a variety of ornamental and native trees and shrubs to the western edge of the site.</p> <p>Preservation and enhancement of the existing vegetation will screen the site and be incorporated into the design to generate a pleasant landscape setting.</p> <p>There are no known technical constraints that would prevent the site's delivery. The site lies outside the conservation area and detailed technical work has concluded that there are no archaeological constraints on site. The development will be designed to consider and respect the setting of nearby heritage assets and the conservation area.</p>	<p>Noted. The site specific matters raised includings Green Belt, loss of agricultural land, and increase in traffic relating to site 59699 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>
43629217	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>The site is not within Flood Zones 2 or 3 and ecological value on site can be enhanced by the preservation and enhancement of the existing trees and shrubs and the creation of new habitats through the incorporation of SuDS features.</p> <p>Overall, Gladman consider that Land at Ashton Way is a suitable and sustainable location for development</p>	<p>Noted. The site specific matters raised including reasons for potential development of the site will be taken into consideration within the site analysis and site selection processes.</p>

Site 59807 – Land off Ashton Way, West Malling

The benefits we can provide must be decided upon with the community in question. Examples of what we can provide:

- Provision of up to 105 dwellings, all of which are capable of being delivered within the next five years
- 40% affordable homes
- A generous amount of public open space
- New children’s play facilities, available to both existing and new residents
- Improved pedestrian connectivity, through the provision of three pedestrian crossing points and a range of complementary measures, including a shared footway/cycleway on the western side of Station Approach and

Table 9 - List of Sites - West Malling and 0 Leybourne

introduce dropped kerbs and tactile paving at the Station Approach/Swan Street/Lucks Hill junction
We invite thorough communications with local residents and decision-makers to discuss the facilities above and any other appropriate contributions

Comments noted. Site specific matters raised including benefits the site development could deliver relating to site 59807 will be taken into consideration within the site analysis and site selection processes.

43629217

The site comprises mainly agricultural land, with West Malling Railway Station and associated car parks being located to the north and east. The A228 Ashton Way bypass is located to the south of the site. West Malling is constrained by greenbelt to the west and north of the settlement, the site is therefore one of the few sites which is in a suitable location for development that is not reliant on a greenbelt release. The West Malling Conservation Area also covers a large swathe of the village, again the site is located outside of this area. The site is therefore one of the least constrained sites in West Malling and is suitable for development supporting the logical route for expansion of the settlement.

Growth Tier

The Tonbridge and Malling Core Strategy identifies West Malling as a large Rural Service Centre, areas which are described as being areas which are sustainable locations for future housing and development outside the urban areas of the borough.

There is currently a supply shortfall across the borough of 1,840 houses over the 5-year period 1 April 2021 to 31 March 2025. As a result, sites which are deliverable now are needed to overcome this shortage. This site provides the Council with an opportunity to alleviate this shortfall in a constructive and collaborative way.

Land at Ashton Way, West Malling is suitably located to deliver a new sustainable exemplar development, preserving the character and history of the settlement. The Council’s settlement hierarchy outlined in the adopted Core Strategy 2006-2021, identifies West Malling as a large rural service centre, whereby residential development within and adjoining the settlement boundary is permitted in certain circumstances, suggesting that the Council considers the town as a sustainable location for growth.

The site is located outside the currently adopted settlement boundary of West Malling and is in close proximity to the centre of the village. As a result, there are a range of key services and facilities within walking and cycling distance to the site, enabling the site to be a suitable, sustainable, and logical expansion to the settlement. The closest bus stops to the site are located on Swan Street/Station approach, which provides regular services to Maidstone.

There are frequent services to several other destinations including Kings Hill, Rochester and Aylesford from

Table 9 - List of Sites - West Malling and 0 Leybourne

Noted. Site specific matters raised and comments showing the suitability of the site for development relating to site 59807 and identification of clarity for duty to cooperate, validity of settlement hierarchy and evidence for location of development will be taken into consideration within the site analysis, site selection processes and further work as the Local Plan progresses.

43629217

Table 9 - List of Sites - West Malling and 0 Leybourne

Submit my objections below to the sites marked with an “X” and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

43639137

We wish to comment in particular about one proposed site - 59714.

Firstly, the site is in the green belt outside the built development of West Malling.

Secondly, it is directly adjacent to the West Malling Conservation area and such development would be highly detrimental to its historic and attractive character. It would also be detrimental to the adjacent Grade II* Douces Manor estate and Grade II* St Mary's Church.

Thirdly, the development of 69 dwellings would be on the opposite side of town to the railway station, the motorway network and other facilities, and traffic would have to use the dangerous single-file junction of West Street and West Malling High Street. This would escalate well-known existing problems to an untenable level.

Noted. 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.

43883041
Table 9 - List of Sites - West Malling and 0 Leybourne

We believe that there are other possible sites for development in the borough which would not cause such damage – and traffic danger - to the day-to-day life of one whole town.

[site reference 59594]

* Sites suggested in West Malling: 59594 Objection (Impact on local character & historic environment). 59658 Objection (17 homes which would over-develop the rural character of London Road in West Malling and further more add environmental damage to greenbelt. This site is also next to a 79 bed care home and so the car pollution and parking issues would further damage the local environment and rural character. Greenbelt must be protected to meet the 2030 TMBC Climate change targets, one of which being the prevention of deforestation to offset the carbon footprint. London Road (by its very name as a route to London) is a busy road and should not be built on any further. 59672 London Road 19 houses. Same as above. 59714 Manor Farm Objection. NO FURTHER BUILDING SHOULD TAKE PLACE IN WEST MALLING TOWN CENTRE AND THE IMMEDIATE ENVIRONS TO PROTECT THE HERITAGE AND RELIGIOUS SETTINGS OF DOUCES MANOR AND THE [Site reference 59443, 59445, 59691, 59432, 59441, 59456, 58833, 59863, 59844]

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.

43884929
Table 9 - List of Sites - West Malling and 0 Leybourne

* Sites suggested in Leybourne, West Malling – 59443, 59445, 59691, 59432, 59441, 59456, 58833, 59863, 59844: Objection to build any further in Leybourne due to an already over-burdened local infrastructure and environmental issues. Leybourne Chase (approx. 733 homes) is a successful garden village but the supporting infrastructure (GPs, educational offering) is over capacity with the West Malling Doctors Practice not able to offer enough GP appointments therefore to add to this burden with additional housing in Leybourne would further damage the community and inadequate medical provision is dangerous for Leybourne Residents. Note, that the build of Leybourne Chase is equal to approximately 1 year of the current planning targets (733 homes exist approx. at Leybourne Chase versus a new yearly target of 839 houses based on the current targets). Can TMBC advise if Leybourne Chase can be included as part of the target as there has been the absence of a local plan for some years and whilst the first phase of the Chase was built some years ago, has this been included in the capacity for Leybourne? Are there ratios set (ie depending on the size of a village, it needs to have a percentage of housing versus green space? This is now tracked by the Office of National Statistics (eg, Urban green spaces are a type of natural asset that provide society with a range of benefits. The Office for National Statistics (ONS), together with the Department for Environment, Food and Rural Affairs (Defra), are developing natural capital accounts for the UK to offer a comprehensive and consistent framework to organise environmental information so that the benefits of nature are better recognised). Do

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.

43884929
Table 9 - List of Sites - West Malling and 0 Leybourne

I would like to strenuously object to the local plan and building on all the green sites around Kings Hill this will affect infrastructure and biodiversity as well as our standard of living. We need some green areas to exercise, walk the dog, children to play, for our mental health and well being and our way of life.

These proposed sites are ludicrous and totally wrong. I oppose these sites listed below.

44071265	Table 9 - List of Sites - West Malling and 0 Leybourne	Core sites for Kings Hill: 59762 South of Lapins Lane (Phase 1) to A26 [59447, 59488, 59594, 59602, 59603, 59619, 59620, 59622, 59645, 59699, 59714, 59716]	Noted. 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.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	West Malling is the primary local service centre, and is already at capacity with regards to parking, with frequently 'circling' the car park to get a space when it becomes available. Any significant number of additional dwellings in the area will result in overloading of the infrastructure at the centre of West Malling, making Kings Hill unsustainable if it cannot access an appropriate local service centre. [59658, 59672]	Noted. The site specific matters raised including parking and infrastructure relating to sites 59447, 59488, 59594, 59602, 59603, 59619, 59620, 59622, 59645, 59699, 59714, 59716 will be taken into consideration within the site analysis and site selection processes.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	The A20 is approaching (or, in some areas, exceeding) capacity. Adding further access roads is contrary to policy SQ8, especially given the closeness of other roads in the area, such as Town Hill to West Malling and the Birling Road, and the presence of Parkfoot garage nearby. The impact of such development could impact on the safety and throughput of the A20. [59733]	Noted. The site specific matters raised relating to sites 59658, 59672 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.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	Access to this Site would be via King Hill, at a junction close to a very busy roundabout. KHPC consider that this would impact on road throughput and safety, especially with cars coming off the roundabout at speed, having to stop for cars waiting to turn right into the proposed site. [59756]	Noted. The site specific matters raised including traffic and highways concerns relating to site 59733 will be taken into consideration within the site analysis and site selection processes.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	The A20 is approaching (or, in some areas, exceeding) capacity. Adding further access roads is contrary to policy SQ8, especially given the closeness of other roads in the area, The impact of such development could impact on the safety and throughput of the A20. [59807]	Noted. The site specific matters raised relating to site 59756 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.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	There have already been a number of accidents, including fatal, at the junction of Station Approach and A228. Adding further traffic onto this junction would be of great concern in terms of road safety. The Site has been rejected on appeal, primarily given the environment in the area, and KHPC see no justification for including this site in the proposed local plan. West Malling is the primary local service centre, and is already at capacity with regards to parking, with frequently 'circling' the car park to get a space when it becomes available. Any significant number of additional dwellings in the area will result in overloading of the infrastructure at the centre of West Malling, making Kings Hill unsustainable if it cannot access an appropriate local service centre. Previously turned down by TMBC, Appeal rejected.	Noted. The site specific matters raised including parking and infrastructure relating to site 59807 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.

		[59814]	
		It is unclear as to how access could be provided to this location; direct access to the A228 would be a safety issue. There have already been a number of accidents, including fatal, at the junction of Station Approach and A228. Adding further traffic onto this junction would be of great concern in terms of road safety. The Site has been rejected on appeal, primarily given the environment in the area, and KHPC see no justification for including this site in the proposed local plan.	
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	West Malling is the primary local service centre, and is already at capacity with regards to parking, with frequently 'circling' the car park to get a space when it becomes available. Any significant number of additional dwellings in the area will result in overloading of the infrastructure at the centre of West Malling, making Kings Hill unsustainable if it cannot access an appropriate local service centre. [59844]	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.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	The A20 is approaching (or, in some areas, exceeding) capacity. Adding further access roads is contrary to policy SQ8, especially given the closeness of other roads in the area, The impact of such development could impact on the safety and throughput of the A20. [59854]	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.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	This location has previously been earmarked for additional parking for West Malling station. Loss of this potential resource could become an impact on the viability of the area to support commuting into London now that Covid 19 impacts are reducing. In the past, many commuters have been forced to drive to other stations including Snodland, Ebbsfleet, Eltham, Mottingham and North Greenwich, to pick up better services thus adding to congestion on our already busy roads and increasing air pollution. [59860]	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	There have already been several accidents, including fatal, at the junction of Station Approach and A228. Adding further traffic onto this junction would be of great concern in terms of road safety. The Site has been rejected on appeal, primarily given the environment in the area, and KHPC see no justification for including this site in the proposed local plan. West Malling is the primary local service centre, and is already at capacity with regards to parking, with frequently 'circling' the car park to get a space when it becomes available. Any significant number of additional dwellings in the area will result in overloading of the infrastructure at the centre of West Malling, making Kings Hill unsustainable if it cannot access an appropriate local service centre. [59863]	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.
44309601	Table 9 - List of Sites - West Malling and 0 Leybourne	It is assumed that access would be via Bull Road. Bull Road is a narrow road, with limited visibility. Adding an employment area at this point would have a disproportionate impact on the traffic in the area, including to/from Kings Hill and Leybourne Chase, leading to reduced throughput availability and reduced road safety.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

Introduction

1.1.1 This representation is prepared on behalf of Bellway Strategic Land (the Client) in response to the Tonbridge and Malling Borough Council (TMBC) Local Plan (Regulation 18) consultation.

1.1.2 TMBC is in the process of preparing a new Local Plan to set out a strategy for development in the Borough for the period to 2040. To inform that strategy, the Council is seeking views on the principles that should determine where homes should be built, and how it can deliver infrastructure improvements across Tonbridge and Malling.

1.1.3 Our client controls the Land South of Station Approach, West Malling (TMBC Site ID 59860), comprising and agricultural greenfield site. Accordingly, we provide a detailed response to the questions posed by the Council before outlining further how we consider the Site fits within the spatial options being considered. We further respond to the Council's Assessment of the Site, which we consider is incorrect in several places.

1.2 Response to The Local Plan Core Questions [Entered in Questionnaire relevant sections]

1.3 Site 59860 – Land South of Station Approach, West Malling

1.3.1 The Site is located adjacent to the settlement boundary to the east of Kings Hill, and immediately to the east of an allocated site. The adjoining land is allocated for up to 65 dwellings within the Development Land Allocations DPD under policy H1 (f) – Kings Hill Remainder and is subject to a current outline application for up to 65 dwellings.

Location and surroundings

We have commented on the sites in close proximity to where we live, these are as the list below:-

- * [59645] - ME19 6RE piece of land by oast houses
- * [59699] - ME19 6NN large site, field from Offham Road to Fartherwell Road
- * [59714] - ME19 6RD Churchfields site previously in local plan
- * [59716] - ME19 6RF paddocks from Offham Road to St Leonard's Tower

In relation to all of these sites we comment as follows:

- * Developments are outside the village boundary
- * there are no GP facilities in the village vicinity, so the assessment of sites completed is incorrect
- * development would be in the greenbelt, is greenfield and is top grade agricultural land
- * sites have been previously refused planning applications
- * sites were not submitted as part of the previous local plan as were not viable
- * close to conservation areas
- * In relation to 59714 development would spoil the views across to the historic church and conservation area.
- * In relation to 59714 there is no safe way the site could be accessed without forming a dangerous junction onto Offham Road.

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Table 9 - List of Sites - West Malling and Leybourne

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

Noted. 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.

44412897

44415777

44423521

44606849

44608609	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44617089	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44623777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44624769	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
		[X] Site 59424 Residential 164 dwellings woods end of Clearheart Lane This development is rear of Redwell Grove, Bancroft Lane, Hollandbury Park, Cellini Walk, Alderwick Grove, Quindell Place, Clearheart Lane, McArthur Drive, Victory Drive. Reasons for objections - DEFRA Forest Inventory, Ancient Woodland and TPO protected trees, over development with inadequate resources on Kings Hill, harm to protected species, outside of, the confines of existing developments, impact on local residences of main access, impact on wildlife corridor.	
		[X] Site 59531 Residential 13 dwellings Tower View Green South East This development surrounds Tower View, Melrose Avenue Braeburn Way, Alfriston Grove, Boverde Avenue Reasons for objections - change of character of the area, traffic impact to and from Kings Hill centre, loss of public open space.	
		[X] Site 59534 Residential 18 dwellings Tower View Green North West This development surrounds Tower View, Woodford Grove, Cardinal Walk, Baxter Way, Hazen Road, Kendall Avenue	Noted. Site specific matters raised will be taken into consideration within the site analysis and site selection
44626017	Table 9 - List of Sites - West Malling and 0 Leybourne	Reasons for objections - Change of character of the area, traffic impact to/from Kings Hill centre, loss of public processes.	

44626017	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44626049	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44631201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44634017	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44634305	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44634465	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

In particular, my opposition is for the Sites along Norman Road – 59619, 59620, 59621 and 59622, Sites to the south of Offham Road - 59714 and 59645, Site stretching from Offham Road to Malling Place – 59716 and the Sites along St Leonard’s Street – 59594 and 59603, specifically :

Construction on these sites would be on designated Green Belt and would not meet the exceptional circumstances require to justify. Development would do nothing to preserve, contribute to, or enhance the rural character of the area as required by Para 174 of the National Planning Policy Framework (NPPF). The Green Belt exists to preserve the openness of the countryside, prevent the urban sprawl of West Malling and coalescence with nearby settlements in East Malling and Kings Hill and protect the heritage assets of the town.

The sites are adjacent to the West Malling Conservation Area. Development of these sites would be detrimental to the setting of the Conservation Area, and especially to the Grade II* listed building of St. Leonard’s tower and of Malling Place, as well as two exceptional Kent Wealden Hall houses in the near vicinity.

The fields are crossed and bounded by a number of popular walking routes linking to the High Street and Country Park facilities in West Malling, and the pub and Spadework facilities in Offham. Development on these sites would remove a valuable source of recreational space from the community to the detriment of the wellbeing of the resident population.

Development on the sites from Offham Road would cause additional traffic risk and congestion, with vehicles having to access the site either from:

- o Fartherwell Road, an attractive, single track, designated Quiet Lane which is prone to flooding;

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 - West Malling and 0 Leybourne

44636545

I am writing to OBJECT to the above site [Site 59699] which is on your local plan. Here are my reasons:

1 – This site is currently used for producing food as it has Grade 1 soil – losing this will reduce the areas capacity to produce its own much needed food.

2 – This site is in Green Belt. Green Belt sites can only be used in exceptional circumstances. Developers making money is not an exception circumstance.

3 – This site would hugely increase the traffic on Offham Road which at rush hour is already a very dangerous road. The only way to avoid this would be by going down Fatherwell Road which is a single-track lane that floods on a regular basis. It is also designated as a Quite Lane.

4 - – [SEE SA REPRESENTATIONS]

5 – This site would put even more pressure on an already drowning infrastructure, it’s very difficult to get a doctor’s appointment as it is – especially after losing the West Malling Practice to expensive luxury FLATS. It’s impossible to find an NHS dentist (I know as I have tried), and the parking is beyond its limit.

6 – There are already a huge number of new homes being built locally, one example is the Crest development off Town Hill. This site is very unlikely to provide affordable housing and will not help those who do invaluable jobs with low salaries in our community. Also, the large proportion of these homes will be for sale so would not contribute to your SA Objective 10 (to provide a suitable supply of high-quality housing including an appropriate mix of sizes, types and tenures).

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.

44667809

Table 9 - List of Sites - West Malling and 0 Leybourne

[59432]

Table 9 - List of Sites - West Malling and 0 Leybourne

59432 Oxley Shaw Lane / Little Oxley TMBC

This green space is an important recreational area for residents plus it is the site of the native tree project being run by TMBC and KCC. Object [59441]

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

44859617

59441 Castle Way TMBC

Table 9 - List of Sites - West Malling and 0 Leybourne

This green space is an important recreational area for residents, housing the children’s play area and the outdoor gym.

Part of the area is covered by tree planting for the Leybourne Tree Project. Part of the site is dissected by a [59442]

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

44859617

59442 Donkey Field TMBC/KCC/Private .

Table 9 - List of Sites - West Malling and 0 Leybourne

This green space is an important recreational area for residents. Part of the area is covered by a TMBC rewilding project.

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

44859617

		[59443]	
		59443 Lillieburn TMBC	
44859617	Table 9 - List of Sites - West Malling and 0 Leybourne	This green space is an important recreational area for residents and their dogs. It is also part of the Leybourne Tree Project which is trying to increase tree separation between different parts of the estate. The site is dissected by a high pressure aviation pipeline making it unsuitable for development. Object [59445]	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
		59445 The Bomb Hole leased by LPC TMBC	
44859617	Table 9 - List of Sites - West Malling and 0 Leybourne	This green space is an important recreational area for residents, housing a children's play area and winter play area. [59456]	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
		59456 Grassmere TMBC	
44859617	Table 9 - List of Sites - West Malling and 0 Leybourne	This green space is an important recreational area for residents. It is dissected by public rights of way leading to a bus stop which is the main route to Maidstone making it unsuitable for development. Part of the area is cover by potential tree planting for the Leybourne Tree Project. Object [59833, 59863]	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
44859617	Table 9 - List of Sites - West Malling and 0 Leybourne	Part of Green Belt	Comment noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
44937729	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44937889	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44939041	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44940993	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

44942049	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44943073	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44944705	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44947841	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44949249	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44949601	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44952865	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [59441, 59442, 59444 (this last site number does not exist)]	Comment noted.
44954593	Table 9 - List of Sites - West Malling and 0 Leybourne	Object I understand these 3 sites have been identified as part of a wider due diligence automated land assessment and in reality have a low chance of development, however these sites clearly should not have been brought forward for consultation. The sites provide a significant community benefit as well as a positive social and environmental impact. Developing the above sites contradicts many of the TMBC's policies on community infrastructure, health and wellbeing and NPPF policy on preserving the natural environment, not to mention	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

		[59442]	
		- The land is situated in Flood Risk zone 2	
		- The land is used for recreational and community use (supports mental health and wellbeing of local residents). The land is used for large social seasonal gatherings i.e. Christmas tree lights, visiting the Leybourne Donkey's - an important tradition for the local community and regularly used by residents.	
		- It is a visual amenity	
		- Development will result in overlooking and loss of privacy	
		- Development will lead to noise and disturbance resulting from use	
		- Development will reduce highway safety	
		- Development will increase traffic generation where there isn't suitable road infrastructure	
44954593	Table 9 - List of Sites - West Malling and 0 Leybourne	- Development will result in removal of 'green space' and reduce biodiversity - Loss of trees [59444. This site number does not exist. Having looked at a map, land South East of Lillieburn Ave could be 59432]	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
		- The land is situated in Flood Risk zone 3	
		- Development will result in overlooking and loss of privacy	
		- Development will lead to noise and disturbance resulting from use	
44954593	Table 9 - List of Sites - West Malling and 0 Leybourne	- Development will reduce highway safety - Development will increase traffic generation where there isn't suitable road infrastructure	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
44954657	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44954849	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44957025	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

44973633	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44974273	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44974913	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44974977	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44975105	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44975425	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44975649	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44975745	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44976481	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44977985	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

44978529	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44981377	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44982145	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44983137	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44983233	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44984001	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44984225	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

This development is rear of Redwell Grove, Bancroft Lane, Hollandbury Park, Cellini Walk, Alderwick Grove, Quindell Place, Clearheart Lane, McArthur Drive, Victory Drive.

Reasons for objections - DEFRA Forest Inventory, Ancient Woodland and TPO protected trees, over development with inadequate resources on Kings Hill, harm to protected species, outside of, the confines of existing developments, impact on local residences of main access, impact on wildlife corridor.

[X] Site 59531 Residential 13 dwellings Tower View Green South East

This development surrounds Tower View, Melrose Avenue Braeburn Way, Alfriston Grove, Boverde Avenue

Reasons for objections - change of character of the area, traffic impact to and from Kings Hill centre, loss of public open space.

[X] Site 59534 Residential 18 dwellings Tower View Green North West

This development surrounds Tower View, Woodford Grove, Cardinal Walk, Baxter Way, Hazen Road, Kendall Avenue

Reasons for objections - Change of character of the area, traffic impact to/from Kings Hill centre, loss of public space.

44984225	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>[X] Site 59544 Conservation Area off Bancroft Lane Residential 5 dwellings</p> <p>This development adjoins Bancroft Lane, Cellini Walk and rear of Redwell Grove</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
44984609	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44985121	Table 9 - List of Sites - West Malling and 0 Leybourne	x****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44985825	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44986433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

44988577	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44988961	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44989505	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44990017	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44993825	Table 9 - List of Sites - West Malling and 0 Leybourne	x****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44994849	Table 9 - List of Sites - West Malling and 0 Leybourne	x****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44995329	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44995617	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44999649	Table 9 - List of Sites - West Malling and 0 Leybourne	x****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
44999969	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45002241	Table 9 - List of Sites - West Malling and 0 Leybourne	x****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45003905	Table 9 - List of Sites - West Malling and 0 Leybourne	x****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45007489	Table 9 - List of Sites - West Malling and 0 Leybourne	x****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited I would like to object to the plans in place to build on the green spaces in Leybourne.	Comment noted.
45009537	Table 9 - List of Sites - West Malling and 0 Leybourne	There is insufficient road network doctors or school facilities in the area. In addition with environmental consideration we should not be increasing the carbon footprint any more than it already is. The air pollution from static traffic is already a concern and electric vehicles will not be a viable option with the increasing energy costs. Please please support the local voices and do not allow further development here, we have already conceded I have been made aware that TMBC have identified potential pieces of land in Leybourne for future development in their local plan. Several of these are public green areas in Leybourne.	Noted. 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.
45011073	Table 9 - List of Sites - West Malling and 0 Leybourne	I would like to register my deep concern on this matter. I have lived in Leybourne for over 30 years. During this time I have used these spaces most days with my children (now with my grandchildren) and dogs. They may not be areas of "outstanding natural beauty" but they provide a welcomed local space in which to relax and exercise. We already have the relatively recent developments of Kings Hill and Leybourne Chase nearby and there is soon to be new housing on the Forty Acre Field site. The surrounding transport infrastructure is extremely busy and the local health and education services are already very stretched. Please forward my comments on to the relevant planning officials.	Comment noted. 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.
45011137	Table 9 - List of Sites - West Malling and 0 Leybourne	Please note my objections to the proposed use of public green spaces in Leybourne for future development by TMBC.	Comment noted.

100 dwellings it would involve a massive programme of development which would totally dominate the countryside and it is greenfield land with Grade 1 and 2 agricultural lands. A serious detrimental effect on road network and would join Kings Hill to Mereworth losing the character of the area. Harm to wildlife and biodiversity and geodiversity sites.

I have had a look at the plans to build even more houses at Kings Hill. We moved here in 2006 and one of the reasons was that Kings Hill was a new garden village with plenty of green space around it, it had a medical centre in the centre along with an array of shops for everyday needs, a bus service that could take one to Tunbridge Wells and Maidstone and a railway station not too far away.

Over the years the bus services have been cut and now there is a very limited buses with restricted hours and extremely limited service over the weekends. I understand that the X1 and X2 are going to be cut out altogether from February next year. The railway station now only connects to Victoria where a while back one could travel to London Bridge.

Howe can the council classify Kings Hill as an urban settlement when we do not have the facilities at the moment to support that status let alone once all this building has been completed. I think we need to be classified as a village. I support the green belt being extended around Kings Hill, East Malling and West Malling which would then protect the individual character of the villages and therefore protect the green spaces. By protecting the green belt, it would allow for the planting of more trees.

As far as the medical centre is in Kings Hill it cannot serve the existing community, there used to be a surgery in West Malling but that has closed. The hospitals at the moment cannot cope with sick people at the moment – have you heard about the waiting lists!!! It’s okay to say that we will build a new medical facility but who is going to staff it, there are not enough doctors and nurses at the moment. They could not staff the medical facility at Leybourne Chase!

Noted. 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.

45011329

Table 9 - List of Sites - West Malling and 0 Leybourne

45011457

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45012097

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45012641

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45013025

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45013249	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45013601	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45028897	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45031617	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45031937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45032513	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45033185	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45033697	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45038401	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45039649	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45040673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45041633	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45042529	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45042913	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45044641	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45046561	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45047009	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45047201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45047873	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45048769	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45049409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45049601	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45059201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45060289	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45060705	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45061697	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45062177	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45062817	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45064321	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45064769	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45067521	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45067745	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45069185	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45070209	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45070721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45070881	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45071425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45072161	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45072289	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45072801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45073569	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45074273	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45074817	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45075201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45076353	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45076417	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
45076673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45076737	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45091841	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

[X] Site 59797 West Quarter of Kings Hill Golf Course to A26 Residential 1228 dwellings

Reasons for objections - Harm to conservation areas oand harm to significance of conservation areas, Green Belt, countryside, harm to the aquifer for streams, harm to quiet lane and rural road networks, outside of the confines of existing developments, loss of agricultural land, traffic restricted on local roads.

[X] Site 59800 East Quarter of Kings Hill Golf Course Residential 275 dwellings

Reasons for objections:-

Green Belt, countryside, harm to the aquifer for streams, harm to quiet lane and rural road networks, outside of the confines of existing developments, loss of agricultural land, traffic restricted on local roads.

[X] Site 59802 Residential 644 dwellings East of Canon Lane South of Hollandbury Park

45092321	Table 9 - List of Sites - West Malling and 0 Leybourne	Reasons for objections - Green Belt, countryside, harm to the aquifer for streams, harm to non-listed heritage assets, harm to quiet lane and rural road networks, outside of the confines of existing developments, loss of agricultural land, traffic restricted on local roads.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45093441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45094433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited OBJECTION : Existing use essential	Comment noted.
45095841	Table 9 - List of Sites - West Malling and 0 Leybourne	59849 Crowhill Green - residents green space and recreation.	Comment noted.
45096001	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45096385	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45096801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45097569	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45098209	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45099425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45100161	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45102881	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45105089	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45107649	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45108993	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45109377	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45109377	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45117569	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45119041	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45121441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45122145	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45122849	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45123489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45125601	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45126113	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45126625	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45127937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45128385	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45128545	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45131329	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45131361	Table 9 - List of Sites - West Malling and 0 Leybourne	[X] Site 59752 South of Lapins Lane (Phase 1) to A26 – Residential 1390 Dwellings Reasons for objections – Ancient Woodland (Part of Site), Green Belt, Countryside, Access Issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45131425	Table 9 - List of Sites - West Malling and 0 Leybourne	[X] Site 59752 South of Lapins Lane (Phase 1) to A26 – Residential 1390 Dwellings Reasons for objections – Ancient Woodland (Part of Site), Green Belt, Countryside, Access Issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45131841	Table 9 - List of Sites - West Malling and 0 Leybourne	[X] Site 59752 South of Lapins Lane (Phase 1) to A26 – Residential 1390 Dwellings Reasons for objections – Ancient Woodland (Part of Site), Green Belt, Countryside, Access Issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45132129	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45133185	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45138657	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45139297	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45140609	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45142337	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45142433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45143649	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
		This development is rear of Redwell Grove, Bancroft Lane, Hollandbury Park, Cellini Walk, Alderwick Grove, Quindell Place, Clearheart Lane, McArthur Drive, Victory Drive.	
		Reasons for objections - DEFRA Forest Inventory, Ancient Woodland and TPO protected trees, over development with inadequate resources on Kings Hill, harm to protected species, outside of, the confines of existing developments, impact on local residences of main access, impact on wildlife corridor.	
		[X] Site 59531 Residential 13 dwellings Tower View Green South East	
		This development surrounds Tower View, Melrose Avenue Braeburn Way, Alfriston Grove, Boverde Avenue	
		Reasons for objections - change of character of the area, traffic impact to and from Kings Hill centre, loss of public open space.	
		[X] Site 59534 Residential 18 dwellings Tower View Green North West	
		This development surrounds Tower View, Woodford Grove, Cardinal Walk, Baxter Way, Hazen Road, Kendall Avenue	
		Reasons for objections - Change of character of the area, traffic impact to/from Kings Hill centre, loss of public space.	
45143649	Table 9 - List of Sites - West Malling and 0 Leybourne	[X] Site 59544 Conservation Area off Bancroft Lane Residential 5 dwellings This development adjoins Bancroft Lane, Cellini Walk and rear of Redwell Grove	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

45143873	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Total Desecration!!	Comment noted.
45144481	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45144961	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45145377	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45145793	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45147457	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45151521	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45160097	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45164705	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45164897	Table 9 - List of Sites - West Malling and Leybourne 0	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45165409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45166433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45169857	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45169953	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45171201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45171585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45171905	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45172513	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45172641	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45172961	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45173441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45174273	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45175777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45176801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45177217	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45177857	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45178561	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45180609	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45180833	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45181345	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45181569	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45181889	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45182433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45183969	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45184193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45184289	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45184417	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45184577	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45185441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45185889	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45187201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45187233	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45187521	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45188001	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45188193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45188641	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Lack of resources. GP cannot cope as it is. No secondary school and buses are awful	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45189025	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45189953	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45190241	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45190881	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45194977	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45201057	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45204737	Table 9 - List of Sites - West Malling and 0 Leybourne	We are also experiencing more and more flooding in the area which we don't seem to be doing anything about The roads, doctors can't cope with what we have now let alone more houses with no parking. Also there are	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
45206017	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45207905	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45214241	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45215809	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45217409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

potential housing.

Our main comments are:

* Creation of new Local Green Spaces to retain recreational areas and “green lung” for health purposes: The Carnation Green area should be preserved as a Local Green Space as well as East Malling Playing Fields and Warren Woods Nature Reserve.

* Requesting that the Green Belt is extended eastwards from West Malling By Pass. This will protect the character of East Malling and West Malling and prevent its coalescence. It would protect the countryside between the three communities including the network of quiet lanes and rural public paths, the conservations areas within it, and continue to provide a “green” area appreciated by the residents of the adjoining built up area.

Our countryside is precious and intrinsic part of the character of our villages. It provides a physical separation between villages so that each retains its own identity. It provides leisure opportunities which is vital for health and wellbeing.

There is reference to anti-coalescence / strategic gap policy which is perhaps seen as an alternative way to keep the West Malling, East Malling and the growing community of Kings Hill separate. However it is felt that such a policy lacks the permanence of a Green Belt designation.

* Retaining Grade 1 & 2 farm land. With Climate Change/environmental issues and the Ukraine issue it is vital that we retain the ability to produce our own local produce and as a country retain the ability to be as self sufficient as possible.

* Hydrology of the area: Considerations relating to hydrology of the East Malling/West Malling area should not be ignored

* Infrastructure: Transport infrastructure and the effect of extra traffic on West and East Malling cannot cope

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.

45217569

Table 9 - List of Sites - West Malling and 0 Leybourne

45218273

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45219041

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45219297

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45220321

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45220449	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>[X] Site 59797 West Quarter of Kings Hill Golf Course to A26 Residential 1228 dwellings</p> <p>Reasons for objections - Harm to conservation areas oand harm to significance of conservation areas, Green Belt, countryside, harm to the aquifer for streams, harm to quiet lane and rural road networks, outside of the confines of existing developments, loss of agricultural land, traffic restricted on local roads.</p> <p>[X] Site 59800 East Quarter of Kings Hill Golf Course Residential 275 dwellings</p> <p>Reasons for objections:-</p> <p>Green Belt, countryside, harm to the aquifer for streams, harm to quiet lane and rural road networks, outside of the confines of existing developments, loss of agricultural land, traffic restricted on local roads.</p> <p>[X] Site 59802 Residential 644 dwellings East of Canon Lane South of Hollandbury Park</p>	Comment noted.
45220449	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>Reasons for objections - Green Belt, countryside, harm to the aquifer for streams, harm to non-listed heritage assets, harm to quiet lane and rural road networks, outside of the confines of existing developments, loss of agricultural land, traffic restricted on local roads.</p>	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45223937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45225409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45225921	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45226177	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45230177	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45230433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45231265	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45231969	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45252353	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45252577	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45254017	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45254881	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

[Site 59438]

I am writing to you to strongly oppose the ridiculous plan to build on the proposed site within Leybourne Park.

Whoever has suggested this and got it to the point where you have even released it with in the local plan publication needs to be sacked. They are clearly in the wrong job.

The proposed development would be taking place in an already over built up development.

The green space is currently used daily by many children on this development who live in flats and have no gardens.

It's is also used by many adult residents and dog walkers.

This site was in fact the site of a very success and great Jubilee Party hosted but the residents association here for the late Queen earlier this year.

The residents association has also spent a substantial amount of money improving this popular space with children's toys and benches for families to use and enjoy.

The development already has a parking problem with not enough spaces currently for the amount of cars within the development.

45255169
Table 9 - List of Sites - West Malling and 0 Leybourne

On a personal note as well this would also block out light into my garden and house.

I confirm that I agree with the West Malling Parish Council response to 'The Way Forward'... I Agree

[Name redacted]

45255297
Table 9 - List of Sites - West Malling and 0 Leybourne

[Email redacted]

[Address redacted]

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

45255905
Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45257441
Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45273121
Table 9 - List of Sites - West Malling and 0 Leybourne

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

This email is to show why I am against more housing in the local area to kingshill, Leybourne, West Malling and East Malling. I have lived in the local area for more than 25years and loved bringing up my children with many green areas near by.

Over the years more and more cars have filled the roads and this it is so obvious when major motorways have accidents. The A roads are totally at a stand still.

Parking in West Malling has always been a problem with not enough and no room to make anymore. Parking at kingshill surgery is not enough for the amount of customers, but again no room to make more.

The doctors service is at breaking point with not enough doctors and nurses to cope with the amount of patients. Waiting times for appointments are unreasonable. More patients will not help and more surgeries will take up more free land.

45273473	Table 9 - List of Sites - West Malling and 0 Leybourne	Mores schools will be needed and again land to be built on. Infrastructure for all of the above will add to our many roads and bypasses. The garden of England will be no more. Our green areas which were so inspiring during lockdown will be no more.	Noted. 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.
45276929	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45278753	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited - Green belt land!!	Noted. The Council is commissioning a Green Belt Study to support the new Local Plan.
45280065	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45281569	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45283073	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45283777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45284673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45285633	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45286433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45287585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45288129	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45289249	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45290497	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45301377	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45302657	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45304929	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45306113	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Site 59488 – Objection to inclusion as potential development site	Comment noted.
		With the proposed increase in housing provision and hence population within the Borough as posited in the Draft Local Plan the already stretched parking capacity supporting local service provision in West Malling would be severely undermined by development of this site of key infrastructure which provides the most significant off-street parking facility in the town. Accordingly we wish to object to inclusion of the site as a potential development site save that there may be potential for a multi-storey car park solution that would provide a much needed increase in overall parking provision. Any development on this site would need to pay careful attention to the adjoining abbey site with its historic status and needs of the users as a religious community.	
45306113	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59594 and Site 59602 – Objection to inclusion as potential development sites Both sites if developed would represent significant intrusion of development into existing countryside/agricultural area outside of existing settlement boundaries and risk onward pressure for further development in an urbanising sprawl from Kings Hill to the surrounding villages. The sites currently represent	Noted. 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.
45307681	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45308481	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45308705	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45311041	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45312257	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45312577	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45313441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45314881	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45315489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45315585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45316353	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45316673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45318529	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45323041	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45329537	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45331041	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45333569	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45336705	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45337601	Table 9 - List of Sites - West Malling and Leybourne	I am responding to the consultation for the TMBC Local Plan and fully support the objections raised by West Malling Parish Council.	Comment noted.
45338497	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45339137	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45343521	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45344481	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45346593	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45347233	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45347713	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45348161	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45348321	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45349313	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45350689	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45355361	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45356193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45360737	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45361249	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45361953	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45362049	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45362337	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45362753	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45362977	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [SITE REF: 59442]	Comment noted.
45368993	Table 9 - List of Sites - West Malling and 0 Leybourne	This site is partially Privately owned as a Donkey Sanctuary and forms part of Leybourne Heritage. The site plays an important part in the education of young children and introducing them to the benefits of socialising with animal forms of life. [SITE REF: 59456] (a) This area is small and will only provide limited opportunity for Housing. Maximum 5 units. The development of this site will be outweighed by the significant cost associated with the repair, and relocation of the main sewer that traverses the site. This sewer is already at capacity and emitting odour. The site is non viable. (b) The site would preclude any high rise development as there would be significant incursion on neighbours "Rights of Light". (c) The site has limited access via Baywell comprising a single track roadway only. (d) The site would have difficult access for Fire Brigade emergency response due to the poor road access via Baywell. (e) The site has several mature trees that contain bat nests. Note: There is a bat population in the Baywell area, this will require special consideration and exploration costs for any removal of trees.	Comment noted.
45368993	Table 9 - List of Sites - West Malling and 0 Leybourne	(f) The site is a regular play area for children and the young. This is one of only a few on Leybourne area. (g) Baywell Green was part of the original planning consent, the objective being to provide a balanced	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

[SITE REF: 59833]

The site is unsuitable simply because of the ridiculous nature of its selection.

(a) Its location precludes development as there is no direct access to this patch of land.

(b) The site is small with little or no development potential, unlikely to attract interest from developers.

(c) The site if developed would require specific way-leave arrangements and access rights to be negotiated at cost. This would be of a protracted nature and at significant additional cost.

45368993	Table 9 - List of Sites - West Malling and 0 Leybourne	(d) Any dwelling built on this site would require significant sound proofing measures due to its close proximity to the A228. Additional costs. (e) This site forms part of the Green belt. Site 59833 - Objection	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.
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The site is unsuitable simply because of the ridiculous nature of its selection.

(a) Its location precludes development as there is no direct access to this patch of land.

(b) The site is small with little or no development potential, unlikely to attract interest from developers.

(c) The site if developed would require specific way-leave arrangements and access rights to be negotiated at cost. This would be of a protracted nature and at significant additional cost.

45368993	Table 9 - List of Sites - West Malling and 0 Leybourne	(d) Any dwelling built on this site would require significant sound proofing measures due to its close proximity to the A228. Additional costs. (e) This site forms part of the Green belt.	Noted. 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.
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45369729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45370689	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45375713	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45376737	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45379777	Table 9 - List of Sites - West Malling and 0 Leybourne	OBJECTION : Existing use essential 59849 Crowhill Green - residents green space and recreation. Good Morning Thank you for the opportunity to respond to the consultation on TMBC's draft local plan options. I strongly object to the five options as drafted as they will increase development in already constrained areas in terms of local infrastructure. Most notably, this is in the form of already congested roads and lack of access to medical facilities (in particular, GP appointments and access to dentists). I would also like to submit objections to the following specific sites as listed:	Comment noted.
45382209	Table 9 - List of Sites - West Malling and 0 Leybourne	[59844] Site 59844 - change of character of the area, traffic impact to / from Kings Hill centre, loss of public open	Noted. 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.
45383617	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45384865	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45386113	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45387521	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45388321	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45389985	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45390497	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45391873	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45392577	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45394305	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45394625	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45398177	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45399169	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45399425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45399777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45400385	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45400385	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45426593	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45429537	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45430177	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45430337	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45430529	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45432833	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45434721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

- * This is outside the village boundary,
- * has never been developed on and is an active green field site with a horse that lives there a much wildlife
- * there are no GP facilities in the village vicinity, so the assessment of sites completed is
- * the entrance to the site is on a blind corner of the very narrow Offham road, meaning it is not safe for multiple new cars or residents
- * Development is 92.3m from the Conservation Area and does not protect local character. As a local resident it is our duty (as cited above) to protect the local character of West Malling and more specifically the Offham Road.
- * The development blocks the view for those travelling into West Malling on the Offham Road of historic Oast Houses 'Ragstones and Bramling', as well as a view of St Leonard's Tower. Thus diminishing the historic character for visitors and local residents.
- * This site was not submitted as part of the previous local plan as were not viable

Overall, I have successfully refuted a planning application here only recently for many of the same above reasons, and won. If this is granted, we will seek legal counsel.

These above points also apply for the following:

- * 59699 - ME19 6NN large site, field from Offham Road to Fartherwell Road
- * 59714 - ME19 6RD Churchfields site previously in local plan
- * 59716 - ME19 6RF paddocks from Offham Road to St Leonard's Tower

45434785	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p> <p>* development is outside the village boundary 2) there are no GP facilities in the village vicinity, so the assessment of sites completed is incorrect 3) development would be in the greenbelt, is greenfield and is top grade agricultural land 4) sites have been previously refused planning applications 5) sites were not submitted as part of the previous local plan as were not viable 6) close to conservation areas</p> <p>59645 - ME19 6RE 59699 - ME19 6NN 59714 - ME19 6RD 59716 - ME19 6RF</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>
45436097	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p> <p>1) Closeness to conservation areas 2) No GP facilities in the village 3) Development would be on green field, green belt and agricultural land 4) Planning has previously been refused 5) Not included in the local plan previously</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>
45438785	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	<p>Comment noted.</p>
45439073	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p> <p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	<p>Comment noted.</p>

45439169	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45440353	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45440641	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45441185	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45443137	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45443393	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [59442]	Comment noted.
		Hi	
45443809	Table 9 - List of Sites - West Malling and 0 Leybourne	I would like to object to anything being built on the above mentioned site for the following reason(s): The site is part of the community, I have our Christmas tree on and also the donkey field. The site is owned by 3 different land owners and is next to the lake with does flood on occasion. I'm horrified by the idea of Leybourne being built on . All of our green spaces are for the children to play on and the adults to walk. I moved from London in 1984 and have loved every minute of living here . I feel the doctors situation will be awful as getting an appointment is nearly impossible now , let alone when there are more families to accommodate. This is money orientated. We , in beautiful Leybourne will suffer whilst the fat cats get rich... please please don't let this happen.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45444481	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery Plan.
45444545	Table 9 - List of Sites - West Malling and 0 Leybourne	[X] Site 59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Reasons for objections - Ancient woodland (part of site), Green Belt, countryside, access issues to local roads.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

45459425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45459937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45460545	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45462721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45463585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45465697	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45466561	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45466721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45466913	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45467873	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45471553	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45472705	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [SITE REF: 59762]	Comment noted.
		I object to site 59762 being considered in the local plan and I do not believe they should go forward to the next stage of the local plan for the following reasons: ~ Loss of high grade farm land ~ Harm to many heritage assets including listed buildings, Conservation Area and landscape features ~ Harm to the underground water sources and lack of consideration of hydrogeology issues ~ Harm to Quiet Lanes and rural road network	
45473025	Table 9 - List of Sites - West Malling and 0 Leybourne	~ Critical stress on existing road, medical & other infrastructure ~ The destruction of wildlife and the great environmental damage it will cause.	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.
45473889	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45474625	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45475553	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45477473	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45477729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45478177	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45487521	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45488257	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45488961	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45489601	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45490689	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45491489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45494401	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45496193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45496225	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45502913	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45504321	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45506145	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45509025	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45509313	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45510273	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45510817	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45511489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45511777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45512353	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45512865	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45512929	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45513185	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45524193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45525089	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45525633	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45527009	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45532257	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45534753	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45536289	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45540513	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45542593	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45543713	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45548257	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45566785	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45567137	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45579841	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45592513	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

WE WRITE IN RESPECT OF THE (REGULATION 18) LOCAL PLAN AND SUSTAINABILITY APPRAISAL CONSULTATION, AND SPECIFICALLY THE MATTER OF SITES SUGGESTED FOR DEVELOPMENT OR ALLOCATION, AT THIS STAGE SUBMITTED AND INDICATED FOR CONSIDERATION THROUGH THE CALL FOR SITES PROCESS.

WE REFER SPECIFICALLY TO SITE NUMBER 59714 DESIGNATED AS (MANOR FARM, OFFHAM ROAD, CHURCHFIELDS TO MANOR FARM ENTRANCE ROAD. - 69 HOUSES).
IT IS NOTED THAT ALTHOUGH MANY SITES HAVE BEEN INCLUDED AT THIS STAGE, IT DOES NOT NECESSARILY MEAN THAT THEY ARE ALL SUITABLE FOR EVENTUAL DEVELOPMENT. EQUALLY THAT REASONABLE ALTERNATIVE DEVELOPMENT SITE OPTIONS MAY EXIST.

SITE 59714

THIS SITE IS SITUATED WITHIN THE METROPOLITAN GREEN BELT, AND IS DIRECTLY ADJACENT TO THE WEST MALLING CONSERVATION AREA. THIS LAND IS OUTSIDE THE LIMITS TO BUILT DEVELOPMENT OF WEST MALLING.

THE NPPF ADVISES THAT GREAT IMPORTANCE IS ATTACHED TO GREEN BELT LAND, AND THAT GREEN BELT BOUNDARIES SHOULD ONLY BE ALTERED WHERE EXCEPTIONAL CIRCUMSTANCES ARE FULLY EVIDENCED AND JUSTIFIED. NPPF POLICY ALSO ADVISES THAT INAPPROPRIATE DEVELOPMENT IS, BY DEFINITION, HARMFUL TO GREEN BELT AND SHOULD NOT BE APPROVED EXCEPT IN VERY SPECIAL CIRCUMSTANCES.

NPPF POLICY FURTHER STATES THAT SUBSTANTIAL WEIGHT IS GIVEN BY PLANNING AUTHORITIES TO ANY HARM TO THE GREEN BELT. ADDITIONALLY VERY SPECIAL CIRCUMSTANCES WILL NOT EXIST UNLESS THE POTENTIAL HARM TO THE GREEN BELT BY REASON OF INAPPROPRIATENESS, AND ANY OTHER HARM FROM THE PROPOSAL, IS CLEARLY OUTWEIGHED BY OTHER CONSIDERATIONS.

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 - West
Malling and
O Leybourne

45593825

specifically the matter of Sites suggested for development or allocation, at this stage submitted and indicated for consideration through the Call for Sites process.

We refer specifically to SITE NUMBER 59714, designated as (Manor Farm, Offham Road, Churchfields to Manor Farm entrance road - 69 houses).

It is noted that although many sites have been included at this stage, it does not necessarily mean that that they are all suitable for eventual development. Equally that reasonable alternative development site options may exist.

SITE 59714

This Site is situated within the Metropolitan Green Belt, and is directly adjacent to the West Malling Conservation area. This land is outside the limits to built development of West Malling.

The NPPF advises that great importance is attached to Green Belt Land, and that Green Belt Boundaries should only be altered where exceptional circumstances are fully evidenced and justified. NPPF policy also advises that inappropriate development is, by definition, harmful to Green Belt, and should not be approved except in very special circumstances.

NPPF policy further states that substantial weight is given by Planning Authorities to any harm to the Green Belt. Additionally ver special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm from the Proposal, is clearly outweighed by other considerations.

Noted. 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.

45593825

Table 9 - List of Sites - West Malling and 0 Leybourne

Douces Manor the Grade 11* Listed Building and Estate, together with St.Mary's Church, also a Grade 11* listed Building, form key components of the character and setting of this area overlooking the Site, as well as

45594497

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45596801

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45597665

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45600225

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45603073	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45603649	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45607297	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45608193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45619809	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45622817	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45623681	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45624353	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45624833	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45626113	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45627777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45629985	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45631425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited I challenge the following individual sites identified for development: <ul style="list-style-type: none"> • 59645-ME19 6RE piece of land by oast houses • 59699-ME19 6NN large site, field from Offham Road to Fartherwell Road • 59714 - ME19 6RD Churchfields site previously in local plan • 59716-ME19 6RF oaddocks from Offham Road to St Leonard's Tower The rationale for this rationale is universal for all 4 sites: 1) development is outside the village boundary 2) there are no GP facilities in the village vicinity, so the assessment of sites completed is incorrect 3) development would be in the greenbelt, is greenfield and is top grade agricultural land 4) sites have been previously refused planning applications 5) sites were not submitted as part of the previous local plan as were not viable 6) close to conservation areas	Comment noted.
45631489	Table 9 - List of Sites - West Malling and 0 Leybourne		Noted. 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.
45632865	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45635073	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45635489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45635713	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45636001	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>Too many to object too individually. Totally ridiculous.</p> <p>Please look at the objections raised by the relevant Parish Councils. They know the area and the wishes of the people.</p> <p>Ref 59447 and 59488. We are already short of car parks. Building on these would have a devastating effect on local businesses.</p> <p>Many other sites would simply destroy the character, charm and rural aspect of our villages by joining them together in one urban sprawl. It may be what the current government wants but it is not the will of the vast majority of local residents.</p> <p>Much of the developments are on agricultural land. We cannot afford to loose any more. This country needs to become more self sufficient not only because of world events but because of our exit from the EU !</p> <p>I understand that one cannot give "drought" as an objection, however the fact of the matter is the water board has great difficulty in supplying enough water to the existing houses in times of low rainfall, which is forecast to be a yearly occurrence. The pressure is often low in "normal" times.</p> <p>This should not be ignored.</p>	<p>Comment noted.</p>
45636033	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>Quite a few proposed developments have been refused previously. We would encourage this to continue. Many are proposed on sites which already have narrow roads which even now cause traffic / parking problems.</p> <p>The tranquility and importance of several important historic site's would be severely effected by allowing</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>

Having read the TMBC Local Plan Regulation 18 Consultation, I welcome the opportunity here to express my response. Although I accept the need for a Local Plan and feel it is necessary to look ahead, I feel primary consideration should be given to existing residents and the preservation of the beautiful environment which we all enjoy. With this in mind, I would like to object to the following planning reference numbers in particular:- 59860, 59814 and 59807

* Development of these sites would drastically increase traffic on nearby Swan Street, a narrow local road with a dangerous bend and poor visibility, which is already at capacity.

* At present, the eastern side of West Malling is unprotected from development. This is threatening the rural setting of our historic town and its many historic features. The Green Belt must be increased to protect this area from unwanted and inappropriate development.

* This area of the countryside separates the settlement communities of West Malling, East Malling, Larkfield and Kings Hill from merging into one another, thus maintaining the individual identity of each urbanisation.

* At present, these sites are high grade agricultural land and the security of our local food supply is an ever increasing concern. If it is given over to meeting the requirements for residential development, it will be lost for ever.

* Trees, hedgerows and verges and agricultural lands already present on these sites, act as carbon sinks and so enhance wellbeing and quality of life and biodiversity in an area which is extremely close to M20, A20 and A228 bypass. These sites as they stand, therefore are already a very necessary asset to the local area.

* These sites already provide natural habitat to many wild creatures including deer, badgers, weasels, owls, insects and migratory birds and many more.
I would like to respond to the draft Local Plan.

Given the vulnerability of West Malling and the surrounding area to inappropriate development I would like the green belt and conservation area for our historic town to be extended to protect the rural setting of the town.

In particular special protection needs to be granted to prevent further applications to develop land around the historically important sites of St Leonards Tower and St Marys Abbey.

Sustainability issues must be addressed and maintain a community that people want to live and work in including appropriate parking facilities in the town. It is almost impossible to invite guests to lunch let alone to stay because we have no parking facilities. The bus services have been reduced and even the hospital bus has been cancelled.

Green spaces must be protected for the wellbeing of residents.

Please consider carefully the return of General Practice medical facilities to the town.

Please can I add my wholehearted support to the comments submitted by West Malling Parish Council

<http://www.westmallingspc.org/local-plan.html>

Noted. 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. 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.

45636193

Table 9 - List of Sites - West Malling and 0 Leybourne

45636289

Table 9 - List of Sites - West Malling and 0 Leybourne

45636353

Table 9 - List of Sites - West Malling and 0 Leybourne

I support and agree with the West Malling Parish Council's responses and objections to the sites put forward in the Tonbridge and Malling's Local Plan as reasonable for housing development from now to 2040.

Sites 59619, 59620, 59621 AND 59622 . I strongly endorse the objections by West Malling Parish Council in relation to these sites.

Site 59740 Broadwater Farm. I endorse Broadwater Action Group's submissions in relation to this site

I object to proposed encroachment on land already designated as Green Belt , as Conservation areas or as Heritage Sites.

I also object to the creeping coalescence of communities. In my view it is very important to respect and preserve the distinct separateness of West Malling from East Malling and from Offham as well as retaining the separate and distinct nature of the small hamlets in these areas.

Noted. 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.

45651329
Table 9 - List of Sites - West Malling and 0 Leybourne

I would like to repeat my support for extending the Green Belt Boundary from West Malling through to development:

- * 59442
- * 59443
- * 59445
- * 59691
- * 59432
- * 59441
- * 59456
- * 59833
- * 59863
- * 59844

I have been a resident within the Leybourne area (Roundhay and Highberry) since 2013. I have two young daughters under the age of 3 years. It is an absolute privilege to live in Leybourne, bringing my daughters up within this community and getting them out into the green spaces. The thought of our green spaces being lost to more properties is gut wrenching.

Although we are a strong community at heart here in Leybourne, we are also a community not being serviced as we should be, before the possible additional homes. We have:

- * regularly overflowing public bins
- * overgrown council-owned perimeter bushes on paths (making it difficult with prams/wheelchairs to get around)
- * over-subscribed doctors surgery
- * Congested Oxley Shaw Lane due to Covid vaccinations. (increase in traffic and parking making the road unsafe.)

Noted. 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.

45651585
Table 9 - List of Sites - West Malling and 0 Leybourne

45675617
Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45677953	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45680801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45681761	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45682081	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45683649	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45683873	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45684161	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45684417	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45685889	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45686401	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45698081	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45698401	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45698913	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45700481	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45700897	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45700993	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45701121	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45708321	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45709121	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45709729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

TMBC Local Plan Reg 18 Consultation

Dear Sir

Here is my submission to the Consultation:

45709985	Table 9 - List of Sites - West Malling and 0 Leybourne	OBJECTION : Existing use essential 59849 Crowhill Green - residents green space and recreation.	Comment noted.
45710337	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45711201	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45711425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45712033	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45712353	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45713121	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45713217	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45714081	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45715009	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45715137	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45715361	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45716065	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45728097	Table 9 - List of Sites - West Malling and 0 Leybourne	59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45728321	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

		Site 59594 Refuse on basis of Green Belt Outside the confines of West Malling Countryside Partly within Conservation Area Detrimental to setting of St. Leonard's tower and Malling Place Loss of agricultural land	
		Site 59602 Refuse on basis of Green Belt Outside the confines of West Malling Countryside Loss of agricultural land	
		Site 59603 Refuse on basis of Green Belt Outside the confines of West Malling Countryside Loss of agricultural land	
45739713	Table 9 - List of Sites - West Malling and 0 Leybourne	Site 59620 Refuse on basis of	Noted. 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.
45753409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45753729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45760065	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 Residential 1390 dwellings South of Lapins Lane (Phase 1) to A26 Reasons for objections: Ancient woodland (part of site), Green Belt, Countryside, access issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45761409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45761665	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45765121	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45765793	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45766593	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [X] Site 59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
Other Objections			
Traffic/Parking - This is already becoming an issue because of builders/planners not reserving enough parking for each household. Pressure on parking will increase with the implementation of yellow lines. Further developments will increase this further			
GP surgery - The local surgery cannot cope at the moment and many people are forced to use private medical services because they cannot get an appointment. Adding 1,000's of additional houses will only increase this problem.			
45766721	Table 9 - List of Sites - West Malling and 0 Leybourne	Schools - The local schools are already full, and with no secondary school on KH, pupils are forced to use public transport or parents vehicles.	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.
45767489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

[X] Site 59752/59762 South of Lapins Lane (Phase 1) to A26 -Residential 1390 dwellings

Surrounds Lapins Lane, Bull Farm, Kent Road, A228, A26.

Reasons for objections - Ancient woodland (part of site), Green Belt, countryside, access issues to local roads.

I also object for the following reasons if not already stated on each site;

Traffic/Parking - This is already becoming an issue because of builders/planners not reserving enough parking for each household. Pressure on parking will increase with the implementation of yellow lines. Further developments will increase this further.

GP surgery - The local surgery cannot cope at the moment, and many people are forced to use private medical services because they cannot get an appointment. Adding 1,000's of additional houses will only increase this problem.

Schools - The local schools are already full, and with no secondary school on KH, pupils are forced to use public transport or parent's vehicles.

Stores/Shops - The existing stores are at capacity with the current population, the new Aldi store will possibly relieve this, but the amenities present are still insufficient for the population. No petrol station/Charging station, no Newspaper/magazine outlets (Asda/Waitrose do not display them in time for the main morning commuter)

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.

45768193

Table 9 - List of Sites - West Malling and 0 Leybourne

Public Transport - Poor & expensive links to West Malling, Maidstone, Tonbridge etc. We have just found out

45777601

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45781473

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45782369	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45785409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45785985	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45786337	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45786689	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45787105	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45787297	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45788097	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45788577	Table 9 - List of Sites - West Malling and 0 Leybourne	I strongly object to any proposed plans to build on The Green on the Lakes ME20 Proposal ref 59494 Absolutely outrageous.	Comment noted.
45788865	Table 9 - List of Sites - West Malling and 0 Leybourne	Planning on green Leybourne lakes I appose the planning to put houses on here	Comment noted.

59495 - The Lakes, Larkfield - Objection to Further Development

Dear all,

I am writing with a plea to keep our "village green" which is currently under consideration as a potential site for housing.

I am a recent resident of The Lakes, and one of the features which drew me to the development was the open green space where neighbours walked their dogs, children played football and frisbee, and which I myself now lap regularly in an effort to keep fit!

I am well aware of the pressing need for more housing, but I would argue that within that need is the charge to keep in mind as local authorities, the inclusion of green space in plans for any development. One of our great gifts from the Victorians is the "greening" of urban areas, in the understanding that access to safe open space was of huge benefit to the community's physical and mental health.

Twenty years ago, I am sure there was vociferous argument against more homes in Larkfield, yet it is now my home and I'm glad they were built - and I myself would be horrified to be accused of "nimbyism!"

But, I would ask that you maybe remember, a green space was included in those older housing plans to allay those fears of overdevelopment and residential crowding. I beg you to consider, leaving us that promised green, and trying the best you can to ensure other developments have that saving grace of a little green space.

All the very best,

45789377	Table 9 - List of Sites - West Malling and Leybourne		Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45790369	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45790657	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45791457	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45791649	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Reasons for objection; Ancient woodland (part of site) - Greenbelt - Countryside - access issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

Site Reference 59807 and 59814 Eden Farm

Development of these sites would expand the '40 acre field' site by such an extent that it would contribute to further coalescence of communities of East and west Malling and Larkfield. Access to East and West Malling is already restricted by narrow roads, particularly at what would be the most popular access to West Malling at Swan Street. Similarly, the daily congestion at St Mary's school on Lucks Hill would seriously contribute to a road safety issue. The traffic volumes on the A20 are already at their maximum and further development would exacerbate this.

Further development here should be avoided

Site reference 59698- Clare Lane to Broadwater Road

This site is totally inappropriate for development as it would coalesce the communities of East and West Malling at the same time as destroying an open vista of high quality agricultural land. Access from Broadwater Road could not be considered as the junction with Clare Lane, Winterfield Lane and Lucks Hill is so restrictive. At the East Malling end there are already issues with road traffic through the village and Stickens Lane, a designated Quiet Lane, is only a single track road cut through steep, Kent Ragstone walls, leading to Well Street that just cannot take any increase in road traffic.

Noted. 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.

45792609

Table 9 - List of Sites - West Malling and 0 Leybourne

45800033

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45800353

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45801601

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45802273

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45802625

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45804289

Table 9 - List of Sites - West Malling and 0 Leybourne

****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited

Comment noted.

45805441 Table 9 - List of Sites - West Malling and 0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Comment noted.

45807873 Table 9 - List of Sites - West Malling and 0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Comment noted.

45808161 Table 9 - List of Sites - West Malling and 0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Comment noted.

45808801 Table 9 - List of Sites - West Malling and 0 Leybourne ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Comment noted.

45809441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45809473	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45809633	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45810305	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45810785	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45812001	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45825441	Table 9 - List of Sites - West Malling and 0 Leybourne	<p>59645 - ME19 6RE 59699 - ME19 6NN 59714 - ME19 6RD 59716 - ME19 6RF</p> <p>The above 4 sites I don't think are suitable for the following reasons:</p> <ol style="list-style-type: none"> 1) Closeness to conservation areas 2) No GP facilities in the village 3) Development would be on green field, green belt and agricultural land 4) Planning has previously been refused 5) Not included in the local plan previously 	<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>

I challenge the following individual sites identified for development:

- 59645- ME19 6RE piece of land by oast houses
- 59699-ME196NN large site, field from Offham Road to Fartherwell Road
- 59714 - ME19 6RD Churchfields site previously in local plan
- 59716- ME19 6RF oaddocks from Offham Road to St Leonard's Tower

45825473	Table 9 - List of Sites - West Malling and 0 Leybourne	The rationale for this rationale is universal for all 4 sites: 1) development is outside the village boundary 2) there are no GP facilities in the village vicinity, so the assessment of sites completed is incorrect	Noted. 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.
45833473	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45841857	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45842113	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45842465	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45844129	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45844353	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45844673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45845665	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45845793	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45845953	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45846433	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45847105	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45848161	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45848769	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45848993	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45852929	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45853729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45855073	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45856193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45856673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45857057	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45857857	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

45860801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45862177	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45865281	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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I am writing to object to the inclusion of Site 59699 in the local plan and to raise concern about your assessment of its merits against your objectives.

Development of this site will reduce the health and well-being of the local population by increasing pressure on all local services and infrastructure which is already struggling to assimilate the existing pipeline of new housing. You need to acknowledge that there are now NO health services in West Malling and to calculate the impact of all local proposals on an already outstripped local capacity, in consultation with local GP practices.

This is a green field site of prime farming land. Biodiversity and food production are best served by returning the field to traditional non-labour intensive crop farming with a significant reduction in the use of pesticides that impact the health of all life forms. Set aside, non-farmed strips and verges which Mr Betts and Church Farm are already implementing, will hopefully continue, and be pesticide free.

Development will remove the number and the beauty of safe walking paths that were so important to us all during the pandemic lockdowns, many of which remain well used now they have been discovered.

It will significantly increase the pressure on the surrounding roads. Fartherwell Road has been a single lane with difficult passing points for many, many years. The Teston Road end of Offham Road has become so with no pavements, ever widening vehicles with ever thicker less sensitive tyres driven by ever more impatient drivers in the centre of the road. These appear to think that pedestrians should jump into hawthorn hedges and stinging nettle patches rather than slow them down. Another say, 500 vehicles attempting to exit this site would be faced with single lanes in all directions – Norman Road/Sandy Lane, West Street/High Street – already a major gridlock point, Fartherwell and Offham Roads. This is without even considering the expansion in inconsiderate driving from delivery drivers trying to meet impossible delivery targets. I'd expect increased stress and heightened blood pressure to be one of the health outcomes of such a 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. The Council is commissioning a Green Belt Study to support the new Local Plan.

45866913	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45867009	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45867073	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45867169	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45867425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45867841	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45868129	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45868481	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45868705	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45868993	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45869249	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45869409	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45874049	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45875361	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45875777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45876033	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	<p>Comment noted.</p>
45876417	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>I wish to submit my objections as identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-</p> <p>59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>My reasons for objections – I live close to Lapins Lane and often walk with my children behind the houses along the woodland walk which runs all the way to Leybourne Drive. To cut down woodland and to destroy beautiful farming countryside is just pure greed. I pray the farmer and the timber yard do not sell their land to greedy developers. We have recently had hedgehogs visit our garden and a pheasant landed on our lawn a few weeks ago. This is why we chose to live here. Kings Hill has a balance of rural living but within a community. Build thousands of dwellings and the community feel will be lost. It is already overpopulated. During lockdown we walked for miles through fields and woods, it was truly wonderful for all our mental health! The schools are over subscribed and many children who move to KH are having to travel a far to primary school. The GP surgery on the Hill is a farce! We have recently moved to Wateringbury surgery due to the lack of service provided.</p>	<p>Comment noted.</p>
45876769	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>health! The schools are over subscribed and many children who move to KH are having to travel a far to primary school. The GP surgery on the Hill is a farce! We have recently moved to Wateringbury surgery due to the lack of service provided.</p>	<p>Noted. 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>
45876865	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	<p>Comment noted.</p>
45877185	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	<p>Comment noted.</p>
45879393	<p>Table 9 - List of Sites - West Malling and 0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	<p>Comment noted.</p>

45879937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45880673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45881761	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45882273	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45882849	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45883105	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45883585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45883713	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45884065	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

[SITE REF: 59762]

	Table 9 - List of Sites - West Malling and	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	
45884545	0 Leybourne	****59762 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45884897	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45885825	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45886401	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45887649	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45887937	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45888161	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45888673	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	Table 9 - List of Sites - West Malling and		
45889185	0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45889889	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
45893569	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
		[SITE REF: 59762]	
45896033	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- 59762 - details awaited [SITE REF: 59762]	Comment noted.
45916417	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- 59762 - details awaited	Comment noted.
45917057	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [SITE REF: 59762]	Comment noted.
45917121	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- 59762 - details awaited [SITE REF: 59762]	Comment noted.
45917473	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- 59762 - details awaited	Comment noted.

45918177	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45918817	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) Reasons for objections - 1390 dwellings, ancient woodland on part of the site, green belt, access to local roads will be a huge problem.	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45921889	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45924449	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45928641	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45928961	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45929313	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45930497	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45931265	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

[SITE REF: 59762]

45931905	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- 59762 - details awaited	Comment noted.
45931969	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45932097	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45932321	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45932673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45933985	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited [SITE REF: 59762]	Comment noted.
45934049	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- 59762 - details awaited WEST MALLING	Comment noted.
45934497	Table 9 - List of Sites - West Malling and 0 Leybourne	Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:- ****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45934689	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45941313	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45941793	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45942529	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45942977	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited I would also like to comment on 59645 ME196RE Piece of land by Oast Houses and 59714 Churchfields site previously in local plan.	Comment noted.
45943201	Table 9 - List of Sites - West Malling and 0 Leybourne	I consider these sites inappropriate for development as outside the village boundary, there are no GP facilities in the village vicinity so the assessment of sites completed is incorrect, development would be in Green Belt, sites have been previously refused planning applications, close to conservation areas. If development allowed there would be extra traffic on restricted Offham Road and West Street. Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Noted. 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.
45945313	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45946721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited In addition local infrastructure cannot support the current development, let alone more!	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45947361	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45948705	Table 9 - List of Sites - West Malling and 0 Leybourne	***59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45948801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45949633	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45949825	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45950721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45951681	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45951777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45952001	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45952673	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45952897	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45953153	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45954145	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45955489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45955745	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45955969	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45956097	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
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45957505	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45957921	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45959169	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45959233	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45959585	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45959937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45960129	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45960289	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45960641	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45961025	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45962049	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45968641	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45969313	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited Ancient woodland, green belt countryside, access issues to local roads	Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.
45970529	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45971457	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45971777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45972097	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45972705	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45972993	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45973153	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45973441	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45973569	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited one of the reasons was that Kings Hill was a new garden village with plenty of green space around it, it had a medical centre in the centre along with an array of shops for everyday needs, a bus service that could take one to Tunbridge Wells and Maidstone and a railway station not too far away. Over the years the bus services have been cut and now there is a very limited buses with restricted hours and extremely limited service over the weekends. I understand that the X1 and X2 are going to be cut out altogether from February next year. The railway station now only connects to Victoria where a while back one could travel to London Bridge. How can the council classify Kings Hill as an urban settlement when we do not have the facilities at the moment to support that status let alone once all this building has been completed. I think we need to be classified as a village. I support the green belt being extended around Kings Hill, East Malling and West Malling which would then protect the individual character of the villages and therefore protect the green spaces. By protecting the green belt, it would allow for the planting of more trees. As far as the medical centre is in Kings Hill it cannot serve the existing community, there used to be the surgery in West Malling but that has closed. The hospitals at the moment cannot cope with sick people at the moment -Have you heard about the waiting lists !!! It's okay to say that we will build a new medical facility but who is going to staff it, there are not enough doctors and nurses at the moment. They could not staff the medical facility at Leybourne Chase!	Comment noted.
45974401	Table 9 - List of Sites - West Malling and 0 Leybourne	I would not cycle on our roads out of Kings Hill as they are so dangerous with huge lorries thundering past, but I do cycle around Kings Hill village. Site 59752 100 dwellings It would involve a massive programme of development which would totally	Noted. 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.
45974817	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45975457	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752 / 59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45976065	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45977025	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45977281	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45977921	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45978305	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45978497	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45979873	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45980481	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45983393	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

45983649	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45984225	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45984961	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45985793	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45986913	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45987521	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45996545	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45998305	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
45999393	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46002721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

46008801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46009729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46009953	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
46010081	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46010849	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46011489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46011713	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46014465	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46014625	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

46015073	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46015681	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46016385	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46016897	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46017217	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46017729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46021281	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46021697	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46021761	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46021857	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

46031041	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46032513	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46033697	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46034625	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46035041	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46035521	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46036801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46037729	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46037857	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46038721	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

46039361	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46039745	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46040161	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46040225	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
	<p>Having reviewed the local plan on the online portal I would like to provide my objections to the proposed local plan.</p> <p>Being a local West Maliling resident I particularly object to the following planning reference numbers- 59860,59814,59807 for the following reasons.</p> <p>1.Traffic congestion in the main road arteries to these developments, West Malling High Street and Swan Street is already extremely congested and at peak times chaotic with the current amount of traffic, adding to this is going to make the problem even worse.</p> <p>* Traditional market towns like West Malling should be protected rather than spoiled with over-development.</p> <p>* Developments such as the above are not sympathetic to the local character, History and identity of the local environment.</p> <p>* The Greenbelt areas around small settlements towns should be extended to prevent over development of these precious environments to allow them to keep their distinguished character and individuality.</p> <p>* If the local development be allowed to pass as the current vision indicates there will be hardly any green areas between West Malling/Kings Hill and the Medway Gap along the A228 and along the A20 from West Malling to Maidstone via the A20, in effect creating one urban sprawl rather than individual Villages and Towns.</p>		
46040353	Table 9 - List of Sites - West Malling and 0 Leybourne	* Essential services like Doctors surgeries, Dentists and Care in the community are already understaffed and stretched to breaking point so further emphasis should be put in improving these services before any further development be allowed in the West Malling area.	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.

46040417	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46040737	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46047425	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46047745	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46049217	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46049953	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46050145	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46050305	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46051713	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

46051937	<p>Table 9 - List of Sites - West Malling and</p> <p>0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-</p>	Comment noted.
46052033	<p>Table 9 - List of Sites - West Malling and</p> <p>0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p> <p>Good Afternoon</p> <p>Can I start by saying I thought the meeting the other night held at Trottiscliffe village hall was well organised and very informative.</p> <p>I would also like to point out that I am fully aware there is a housing shortage and there is a huge demand for new houses.</p> <p>That being said, I feel the above site would not be ideal for development as the the site is located on green belt land and I was under the impression it was impossible to build on green belt land??</p> <p>My biggest fear for such a large development would be the existing infrastructure would not be capable of taking the increased capacity created by such a huge housing development. Trottiscliffe Road and the junction of London Road is already an extremely busy and dangerous junction and would truly NOT benefit from more cars etc .</p>	Comment noted.
46052097	<p>Table 9 - List of Sites - West Malling and</p> <p>0 Leybourne</p>	<p>There are no schools close to the site, which would be capable of taking a huge intake of new children. Therefore putting a huge strain on local schools.</p> <p>I sincerely feel this site is not fit for a development of such proportions</p>	<p>Noted. 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>
46052385	<p>Table 9 - List of Sites - West Malling and</p> <p>0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	Comment noted.
46052737	<p>Table 9 - List of Sites - West Malling and</p> <p>0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	Comment noted.
46052833	<p>Table 9 - List of Sites - West Malling and</p> <p>0 Leybourne</p>	<p>****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited</p>	Comment noted.

46053249	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46055489	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46055777	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46055937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
46055969	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
46056097	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46056161	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
46056193	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

46056257	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46056481	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46056801	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46059457	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46059617	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
46059681	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
46059937	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

46060737	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-	Comment noted.
46061345	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46061633	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46061889	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46063905	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

46064545	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46065121	Table 9 - List of Sites - West Malling and 0 Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46065281	Table 9 - List of Sites - West Malling and 0 Leybourne	[59441, 59442, 59443, 59445, 59456] *image* I saw this estate get built in the 1980 s as it was my paper round, I'm sure that Croudace the house builder would have used these green areas if they could have but saw sense not to build on areas that have potential for flooding, so planning was probably denied, These green areas are used by very many people playing and dog walking and there is no benefit in making it look like an over spill of a London suburb just for the profit makers, We only need look at the new estates that have been built with terrible parking and no green spaces that are undesirable and I'm sure not a single person will want it here where they love living The infostructure is at breaking point now with roads all jammed up in rush hour and doctors where you cannot get an appointment,	Comment noted.
46089377	Table 9 - List of Sites - West Malling and 0 Leybourne	Please can someone take this mass house building that is now going too far in the Malling area somewhere it will be accepted and leave a beautiful estate in peace, Many thanks	Noted. The local plan development strategy and associated infrastructure demands will be reflected within the Infrastructure Delivery

59432 Oxley Shaw Lane / Little Oxley

59442 Donkey Field *

59443 Lillieburn **

59445 The Bomb Hole *

59456 Grassmere

59833 Park Road

Part of Green Belt

59863 Spider Hall

Part of Green Belt

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) I am writing to lodge my formal objection against the proposed planned development of 13 greenfield sites in our area. I can confirm that I fully support the West Malling Parish Council objection and agree with their objections in their entirety.

46090753

Table 9 - List of Sites - West Malling and 0 Leybourne

Comment noted.

46090881

Table 9 - List of Sites - West Malling and 0 Leybourne

If you require any further information then please do not hesitate to get in touch.

Comment noted.

46103169

Table 9 - List of Sites - West Malling and 46103137 Leybourne

[Vision document for LAND NORTH OF OFFHAM ROAD WEST MALLING also submitted]
Deliverability of Land West of Malling
As set out within the vision document, it is clear that the site is free from any constraints to delivery and would comply with the definition of deliverable as set out in the glossary of the NPPF which states:
To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Comment noted.

46103169

Table 9 - List of Sites - West Malling and 46103137 Leybourne

It is therefore considered that the Land West of Malling should be considered for allocation in the next stages of the Local Plan for delivery within the first five years of the housing trajectory.
We look forward to working with the council in supporting the allocation of this site for development in subsequent versions of the Local Plan.

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

Submit my objections below to the sites marked with an "X" and identified by Tonbridge & Malling Borough Council in Regulation 18 of the Local Plan for proposals for development:-

46137857	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46150145	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46150177	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46150337	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46150433	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46153537	Table 9 - List of Sites - West Malling and Leybourne	Sites 59645, 59699, 59714 & 59716 should not be built on. Development is outside village boundary. No GP facilities in the village. Development is in the Green Belt. Is Green field and is top grade agricultural land. Sites have been refused previous planning permission, were not submitted under previous local plan & are close to conservation areas.	Noted. 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.
46193313	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.
46193345	Table 9 - List of Sites - West Malling and Leybourne	****59752/59762 South of Lapins Lane (Phase 1) to A26 - details awaited	Comment noted.

I would like to respond to the draft Local Plan.

Given the vulnerability of West Malling and the surrounding area to inappropriate development I would like the green belt and conservation area for our historic town to be extended to protect the rural setting of the town.

In particular special protection needs to be granted to prevent further applications to develop land around the historically important sites of St Leonards Tower and St Marys Abbey.

Sustainability issues must be addressed and maintain a community that people want to live and work in including appropriate parking facilities in the town. It is almost impossible to invite guests to lunch let alone to stay because we have no parking facilities. The bus services have been reduced and even the hospital bus has been cancelled.

Table 9 - List of Sites - West Malling and 0 Leybourne
Green spaces must be protected for the wellbeing of residents.
Please consider carefully the return of General Practice medical facilities to the town.

Noted. 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.

46195809

duplicate
comment?

Entered into
wrong ward.

Entered into
wrong ward.

Entered in
wrong ward

Entered into
wrong ward.

Entered into
wrong ward.

Entered into
wrong ward.

Entered into
wrong ward.

needs
redacting