

Hildenborough Parish

Regulation 18 Local Plan - Site allocations summary of consultation responses

Respondents

Out of 407 responses 10 responses were from statutory consultees and other key organisations. Full responses for each draft site allocation can be seen in the comments record.

18 standardised responses were received regarding site TO3. In summary this response expressed concerns regarding settlement hierarchy classification, masking of impact through settlement classification, scale of development for the settlement, Green Belt, sustainability of location, transport and highways, ecology, public rights of way, flood risk and drainage and wastewater capacity.

61 standardised responses were received regarding site HI2. In summary this response expressed concerns regarding flooding and drainage.

69 standardised responses were received regarding Hildenborough general. In summary this response expressed concerns regarding settlement hierarchy, natural environment and countryside, infrastructure, transport and highways, Green Belt, ecology, cumulative impact, flood risk and drainage.

Where site promoter submissions have been made in relation to allocations, these will be considered as part of the next stage of plan making and have not been summarised below.

Local Plan consultation question - How do you feel about the site?

Site / Settlement	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not stated	Total responses
TO3	41	3	0	0	1	1	46
TO4	41	0	0	0	2	4	47
HI1	16	2	0	0	1	1	20
HI2	123	9	1	1	0	15	149
Hildenborough general	112	17	0	0	0	12	141
Hildenborough and TO2	2	2	0	0	0	0	4

Hildenborough settlement total	335	33	1	1	4	33	407
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Summary of key themes for proposed site allocations in Hildenborough Parish

The following table sets out a summary of key themes from the consultation responses received. All comments made are available to view, alongside any additional information that consultees submitted alongside their consultation responses. Comments and information received will be considered further as we progress the Local Plan.

Site or settlement	Key themes
TO3 – Hilden Farm Road, Tonbridge (30 units)	<ul style="list-style-type: none"> • Concerns regarding settlement hierarchy classification. • Allocations are within Hildenborough rather than Tonbridge as referenced. • Contrary to evidence base. • Cumulative impact of development. • Disproportionate scale of development for a small village. • Landscape and Green Belt concerns. • Insufficient infrastructure and lack of public services. • Sustainability of location and car dependency. • Transport, access, congestion and highway concerns. • Parking concerns. • Impact upon wildlife, habitats and ecology. • Tree loss and impact. • Public rights of way impact. • Concerns regarding water supply and network. • Flood risk and drainage. • Impact upon the character of the village. • Air pollution. • Loss of green space. • Loss of agricultural land. • Insufficient public transport, pedestrian and cycle provisions/infrastructure. • Concerns regarding utilities provisions. • Sewage capacity concerns.
TO4 – Land north west of Hilden Park, Tonbridge (289 units)	<ul style="list-style-type: none"> • Allocations are within Hildenborough rather than Tonbridge as referenced. • Merging of settlements. • Contrary to evidence base. • Transport, access, congestion and highway concerns. • Parking concerns.

	<ul style="list-style-type: none"> • Air pollution. • Impact upon wildlife, habitats and ecology. • Cumulative impact of development. • Insufficient infrastructure and lack of public services. • Concerns regarding utilities provisions. • Impact upon the character of the village. • Concerns regarding water supply and network. • Flood risk and drainage. • Landscape and Green Belt concerns. • Disproportionate scale of development for a small village. • Loss of agricultural land. • Tree loss and impact. • Light pollution concerns. • Concerns regarding density of development.
<p>HI1 – East of Riding Lane, Hildenborough (77 units)</p>	<ul style="list-style-type: none"> • Flood risk and drainage. • Insufficient infrastructure and lack of public services. • Transport, access, congestion and highway concerns. • Parking concerns. • Cumulative impact of development. • Impact upon the character of the village. • Sewage capacity concerns. • Loss of agricultural land. • Landscape and Green Belt concerns. • Concerns regarding water supply and network. • Insufficient public transport, pedestrian and cycle provisions/infrastructure. • Impact upon wildlife, habitats and ecology. • Loss of green space.
<p>HI2 – Land off Stocks Green Road, Hildenborough (629 units)</p>	<ul style="list-style-type: none"> • Disproportionate scale of development for a small village. • Flood risk and drainage. • Insufficient infrastructure and lack of public services. • Transport, access, congestion and highway concerns. • Air pollution. • Landscape and Green Belt concerns. • Impact upon the character of the village. • Impact upon wildlife, habitats and ecology. • Allocation includes residential garden land and not available for development. • Loss of buffer between village and countryside. • Sewage capacity concerns. • Cumulative impact of development. • Unsustainable location. • Loss of agricultural land.

	<ul style="list-style-type: none"> • Insufficient public transport, pedestrian and cycle provisions/infrastructure. • Tree loss and impact.
<p>Hildenborough general (i.e not associated with a particular site)</p>	<ul style="list-style-type: none"> • Concerns regarding settlement hierarchy classification. • Merging of settlements. • Harm to natural environment and countryside. • Insufficient infrastructure and lack of public services. • Premature and adequately tested allocations. • Flood risk and drainage. • Cumulative impact of development. • Disproportionate scale of development for a small village. • Impact upon wildlife, habitats and ecology. • Landscape and Green Belt concerns. • Transport, access, congestion and highway concerns. • Allocations include residential gardens. • Sewage capacity concerns. • Concerns regarding utilities provisions. • Impact upon the character of the village. • Loss of agricultural land. • Insufficient public transport, pedestrian and cycle provisions/infrastructure. • Loss of buffer between village and countryside. • Tree loss and impact.
<p>Hildenborough and TO2 – Coblands Nursery and Little Trench Farm, Trench Road, Tonbridge (294 units)</p>	<ul style="list-style-type: none"> • Departure from spatial strategy and undermining of objective of preventing settlement coalescence. • Merging of Tonbridge and Hildenborough. • Impact upon settlement identity. • Disproportionate scale of development for a small village. • Concerns with settlement hierarchy classification. • Concerns regarding public transport provisions. • Insufficient infrastructure and lack of public services. • Limited sports facilities. • Concerns regarding utilities provisions. • Concerns regarding water supply and network. • Air pollution. • Transport, access, congestion and highway concerns. • Flood risk and drainage. • Absence of phasing, build-out rates and delivery evidence. • Landscape impact and urbanisation. • Impact upon wildlife, habitats and ecology. • Tree loss and impact.

	<ul style="list-style-type: none"> • Inconsistency with TMBC climate and net-zero commitments. • Lack of justification for allocation.
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Responses from statutory consultees and other key organisations

The following statutory consultees / organisations provided a response to draft allocations in Aylesford Parish. These will be considered in further work to progress the Local Plan.

Site or settlement	Consultee	Key matters raised
TO3 – Hilden Farm Road, Tonbridge (30 units)	Hildenborough Parish Council	<ul style="list-style-type: none"> • Contrary to evidence base, policy and unjustified. • Green Belt concerns. • Heritage impact. • Landscape and settlement form concerns. • Tree impact.
TO4 – Land north west of Hilden Park, Tonbridge (289 units)	Natural England	<ul style="list-style-type: none"> • Development should account of potential impacts on ancient woodland.
	Hildenborough Parish Council	<ul style="list-style-type: none"> • Contrary to evidence base, policy and unjustified. • Green Belt and Landscape concerns. • Heritage impact. • Transport, access and highway concerns.
HI1 – East of Riding Lane, Hildenborough (77 units)	Hildenborough Parish Council	<ul style="list-style-type: none"> • Contrary to evidence base, policy and unjustified. • Green Belt and Landscape concerns. • Heritage impact. • Flood risk and drainage. • Transport, access and highway concerns. • Landscape and biodiversity harm.
HI2 – Land off Stocks Green Road, Hildenborough (629 units)	Hildenborough Parish Council	<ul style="list-style-type: none"> • Contrary to evidence base, policy and unjustified. • Green Belt and Landscape concerns. • Heritage impact. • Tree impact.

		<ul style="list-style-type: none"> • Concerns regarding infrastructure, local services and utilities. • Transport, access and highway concerns. • Deliverability concerns.
	Environment Agency	<ul style="list-style-type: none"> • Appropriate mitigation required to accommodate potential increased flood risk and surface water flooding should be restricted to open space.
	Natural England	<ul style="list-style-type: none"> • Development should account of potential impacts on ancient woodland.
	CPRE	<ul style="list-style-type: none"> • Green Belt concerns. • Non-designated Historic Park and Garden. • Pedestrian connectivity and safety concerns.
Hildenborough general (i.e not associated with a particular site)	Member of Parliament for Tonbridge	<ul style="list-style-type: none"> • Important TMBC takes into account development in both communities (Tonbridge and Hildenborough) when assessing potential impact and infrastructure needs. • Reassurance required that proposals for Hildenborough would be reassessed should the Government changes have an effect on development options in the immediate vicinity of Hildenborough station. • Concerned regarding potential highway, transport and congestion impact. • Concern regarding increased flood risk. • Need to ensure sufficient school places. • Allocation HI1, East of Riding Lane. Development proposals have been put forward for this particular area since Riding Park was built in the 1950s, and have been rejected in 1958, 1961,

		1971, 1974 and 2022, primarily on flooding grounds. I would be keen to understand how this can now be considered acceptable, especially as access on to Riding Lane has only become more difficult during this period.
	Hildenborough Village Preservation Association	<ul style="list-style-type: none"> • Concern regarding scale of development proposed around the village. • Concerns regarding settlement hierarchy classification. • Green Belt and landscape concerns. • Flood risk and drainage. • Transport, access, congestion and highway concerns. • Concerns regarding utilities provisions.
Hildenborough and TO2 – Coblands Nursery and Little Trench Farm, Trench Road, Tonbridge (294 units)	None Received.	<ul style="list-style-type: none"> • N/A