

East Malling & Larkfield Parish

Regulation 18 Local Plan - Site allocations summary of consultation responses

Respondents

Out of 188 responses 13 responses were from statutory consultees and other organisations. Full responses for each draft site allocation can be seen in the comments record.

There were 47 standardised responses in response to KH1. In summary these responses expressed concerns about the impact of development on heritage, landscape, water resources, ecology, transport and infrastructure.

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
EM1	8	0	0	0	0	2	10
KH1	112	13	2	2	0	24	153
MG5	2	0	0	0	0	0	2
MG6	9	0	3	0	0	2	14
MG8	2	2	0	0	0	1	5
East Malling & Larkfield General	3	1	0	0	0	0	4
East Malling & Larkfield settlement total	136	16	5	2	0	29	188

Summary of key themes for proposed site allocations in East Malling and Larkfield 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
EM1 - Paris Farm, Rocks Road, East Malling (105 units)	<ul style="list-style-type: none"> • Highways and traffic concerns • Access concerns • Heritage concerns • Impact on views • Pedestrian safety concerns • Cumulative impact of development • Lack of local services and facilities
KH1 - Land at Broadwater Farm, Kings Hill, West Malling (900 units)	<ul style="list-style-type: none"> • Heritage concerns in relation to impact on Conservation Area and listed buildings • Highways and traffic concerns • Concern about suitable access and impact on Quiet Lanes • Loss of agricultural land • Environmental and ecological impacts • Insufficient infrastructure capacity • Healthcare concerns • Education concerns • Water supply and sewerage concerns • Loss of separation between West Malling, West Malling and Kings Hill • Loss of rural character and loss of countryside • Concerns about impact on groundwater • Lack of parking at West Malling station
MG5 - Existing premises at 56 to 62 Martins Square, Larkfield (16 units)	<ul style="list-style-type: none"> • Lack of car parking • Lack of supermarket provision
MG6 - Land adjacent to Larkfield Library (30 units)	<ul style="list-style-type: none"> • Impact on TPO trees • Concern over the loss of the library • Loss of open space • Car parking concerns
MG8 - Winterfield Farm, East Malling (25 units)	<ul style="list-style-type: none"> • Pedestrian safety concerns • Highway and traffic concerns • Heritage concerns • Cumulative impact of development • Healthcare and education capacity concerns • Incorrect Conservation Area referred to • Insufficient services and infrastructure
East Malling & Larkfield general comments (i.e. not associated with a particular site)	<ul style="list-style-type: none"> • Cumulative impact of development • Loss of rural character • Heritage concerns • Highway safety and traffic concerns • Impact on air quality • Insufficient infrastructure

Responses from statutory consultees and other key organisations

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

Site or settlement	Consultee	Key matters raised
EM1 - Paris Farm, Rocks Road, East Malling (105 units)	<ul style="list-style-type: none"> East Malling and Larkfield Parish Council 	<ul style="list-style-type: none"> Highways and traffic concerns. Concerns about how safe access can be provided without further land in alternative ownership. Impact on the Conservation Area and Listed Buildings.
KH1 - Land at Broadwater Farm, Kings Hill, West Malling (900 units)	<ul style="list-style-type: none"> Natural England West Malling Parish Council East Malling and Larkfield Parish Council Kings Hill Parish Council K Sports (Cobdown) Hockey Club 	<ul style="list-style-type: none"> Development should take account of potential impacts on ancient woodland. Erosion of the boundary between East Malling, West Malling and Kings Hill. Loss of agricultural land. Traffic and parking concerns. Pressure of healthcare and education facilities. Concern about the adequate provision of affordable housing. Concerns about water supply, sewerage and power. Impact on biodiversity. Hoath Wood is defined as 'Other' – the purpose should be defined and made clear. Proposed development is not supported by credible or deliverable infrastructure. Concerns about the cumulative impact of development on infrastructure, landscape, ecology and settlement identity. Loss of agricultural land. Impact on Broadwater and New Barns Conservation Area. Development should be planned with sensible and suitable controls,

	<ul style="list-style-type: none"> • Broadwater Action Group • New Barns Hamlet Residents Association 	<p>with appropriate clauses and conditions enforced, relevant infrastructure should be established ahead of properties being purchased and people moving in, there are safe guards to protect the impact.</p> <ul style="list-style-type: none"> • Concern about impact on views. • Concern about flood risk and highway capacity. • Concern about loss of agricultural land and impact on ecology. • Concern about the impact on the New Barns and Broadwater Conservation Area. • Concern about the impact on the New Barns and Broadwater Conservation Area and local character.
MG5 - Existing premises at 56 to 62 Martins Square, Larkfield (16 units)	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
MG6 - Land adjacent to Larkfield Library (30 units)	<ul style="list-style-type: none"> • Kent County Council • East Malling and Larkfield Parish Council 	<ul style="list-style-type: none"> • No comments provided. • Object to the loss of any T.P.O trees. • Object to the loss of the library.
MG8 - Winterfield Farm, East Malling (25 units)	<ul style="list-style-type: none"> • East Malling and Larkfield Parish Council • West Malling Parish Council 	<ul style="list-style-type: none"> • The assessment erroneously refers to the Hatton Gardens, Bradbourne House non-designated historic park and garden' when it should refer to Clare House with its non-designated park and garden. • Highway safety concerns for pedestrians walking along Winterfield Lane. • Narrow and busy local roads. • More pressure on local services including healthcare and schools.
East Malling & Larkfield general comments (i.e. not associated with a particular site)	<ul style="list-style-type: none"> • None 	

