

Ightham Parish

Regulation 18 Local Plan - Site allocations summary of consultation responses

Respondents

Out of 25 responses, 4 responses were from statutory consultees and other key organisations. Full responses for each draft site allocation can be seen in the comments record.

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.

How do you feel about the site?

Site / Settlement	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not stated	Total responses
IG1	5	0	0	0	0	2	7
IG2	10	0	0	1	1	1	13
Ightham general	1	0	0	0	0	4	5
Ightham settlement total	16	0	0	1	1	7	25

Summary of key themes for proposed site allocations in Ightham 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
IG1 - Land known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	<ul style="list-style-type: none">• Site is within the Kent Downs National Landscape and would have a significant adverse impact that cannot be mitigated.• Concerns regarding impacts on Green Belt, character, heritage assets and biodiversity.• Village has few facilities and local school oversubscribed.

	<ul style="list-style-type: none"> • Concerns regarding highways matters, including access and safety. • Limited bus service and overcrowded trains increasing car use. • Existing site use is agricultural not residential ancillary garden.
IG2 - Land south of 'Bramleys', Rectory Lane, Ightham,	<ul style="list-style-type: none"> • Site is close to the Kent Downs National Landscape and would have a significant adverse impact that cannot be mitigated. • Concerns regarding impacts on Green Belt, character, heritage assets, protected trees and biodiversity. • Village has few facilities and local school oversubscribed. • Concerns regarding highways matters, including access and safety. • Limited bus service and overcrowded trains increasing car use. • Loss of agricultural land. Site not 'Grey Belt'. • Site partly within flood zone and there are rainwater and sewage drainage issues, including on A25. • Any development will encourage urban sprawl and the merging of Ightham and Borough Green. • Opposite school, scout hut, tennis courts and recreation ground and, subject to a payment, access to all via a footbridge over the A25.
Ightham general	<ul style="list-style-type: none"> • Sites not in a sustainable location increasing reliance on car use. • Concerns regarding impact on designated and non-designated heritage assets, character, views and National Landscape. • Site is not 'Grey Belt'. • Highway matters including vehicular access and safety. • Have all brownfield sites been considered before Green or Grey Belt allocations proposed? • No objection as sites relatively small and contained. • Need new homes and mix of affordable and social housing to meet local needs supported. • Overbearing and loss of light impacts on neighbouring dwellings.

Responses from statutory consultees and other key organisations

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

Site or settlement	Consultee	Key matters raised
IG1 - Land known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	<ul style="list-style-type: none"> • Natural England • Ightham Parish Council 	<ul style="list-style-type: none"> • Site within the Kent Downs National Landscape and would have a significant adverse impact that cannot be mitigated. Advise to reconsider suitability. • Green Belt, heritage and National Landscape impacts. • Poor public transport, no pavements and lack of facilities and services.
IG2 - Land south of Bramleys, Rectory Lane, Ightham,	<ul style="list-style-type: none"> • Natural England • Ightham Parish Council 	<ul style="list-style-type: none"> • Site is close to the Kent Downs National Landscape and would have a significant adverse impact that cannot be mitigated. Advise to reconsider suitability. • Impact on Green Belt, including incremental erosion, and on National Landscape. • Highway safety concerns