

## LAA related comments and general comments

### Regulation 18 Local Plan - Site allocations summary of consultation responses

#### Respondents

Out of 60 responses there were none from statutory consultees and other key organisations. Full responses for each draft site allocation can be seen in the comments record.

There were some standardised responses, relating to land North-west of Offham Road, West Malling. Concerns included increased traffic, highway safety, surface water flooding and the loss of Green Belt and grade 1 agricultural land.

Where site promoter submissions have been made in relation to allocations, these will be considered as part of the next stage of the plan-making process.

#### How do you feel about the sites?

Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not stated	Total responses
26	7	11	0	0	16	60

#### Summary of key themes

The following table sets out a summary of key themes from the 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.

LAA Site Reference	Key themes
<b>58779 - Land south of Dene Park Farmhouse, Shipbourne Road and west of Shipbourne Road, Shipbourne</b>	<ul style="list-style-type: none"><li>• Agree with LAA summary.</li><li>• Site unsuitable for development.</li><li>• Remote from a sustainable settlement.</li><li>• Impact on area of outstanding landscape value.</li></ul>
<b>58785 - Land north of Reeds Lane and east (rear of) 10 to 20 Upper Green Lane, Shipbourne</b>	<ul style="list-style-type: none"><li>• Agree with LAA summary.</li><li>• Site unsuitable for development.</li><li>• Increased traffic impact on narrow lanes, ancient woodland, Kent Downs National Landscape and wildlife.</li><li>• Flooding and sewerage capacity.</li><li>• Highway safety.</li><li>• Impacts on Green Belt and Greensand Way.</li></ul>
<b>58787 - Land south of Puttenden Cottage, Hampton</b>	<ul style="list-style-type: none"><li>• Agree with LAA summary.</li><li>• Support for rejection of proposed site.</li><li>• Narrow road unsuitable for increased traffic.</li></ul>

<b>Road and west of Puttenden Road, Dunks Green, Shipbourne</b>	<ul style="list-style-type: none"> <li>• Remote from a sustainable settlement.</li> <li>• Impact on landscape, ancient woodland, trees and biodiversity.</li> <li>• Site close to a gas pipeline.</li> </ul>
<b>58791 - Existing premises at Roughway Mill, Roughway Lane, Dunks Green, Plaxtol</b>	<ul style="list-style-type: none"> <li>• Agree site unsuitable for development.</li> <li>• Loss of allotments.</li> <li>• Flooding and sewage problems.</li> <li>• Poor transport links, public transport and road access.</li> <li>• Impact on wildlife.</li> </ul>
<b>58798 - Land west of Long Mill Lane, Dunks Green, Plaxtol</b>	<ul style="list-style-type: none"> <li>• Support decision to reject site for development.</li> <li>• Flooding.</li> <li>• Loss of agricultural land and habitats.</li> <li>• Impact of additional traffic on narrow roads.</li> <li>• Impact on wildlife.</li> <li>• Possible archaeological site.</li> </ul>
<b>59699 to 59718 - Land East of Fatherwell Road, off Fatherwell Avenue and Northwest of Offham Road, West Maling</b>	<ul style="list-style-type: none"> <li>• Support for excluding site.</li> <li>• Loss of grade 1 agricultural land.</li> <li>• Coalescence and loss of Green Belt.</li> <li>• Highway safety, narrow roads and increased traffic.</li> <li>• Lack of local infrastructure capacity including utilities.</li> <li>• Additional surface water flooding.</li> <li>• Lack of rail service capacity.</li> <li>• Impact on wildlife and habitats.</li> </ul>
<b>59737 - Land fronting Ingleborough Farm, Maidstone Road, Platt</b>	<ul style="list-style-type: none"> <li>• Site not included in consultation but boundary incorrect as includes land belonging to separate owner.</li> </ul>
<b>59778 - Land Adjoining Coppers Oak, The Street, Plaxtol</b>	<ul style="list-style-type: none"> <li>• Agree site unsuitable for development.</li> <li>• Narrow street and lack of pavements to facilities.</li> <li>• Impact of increased traffic.</li> <li>• Flooding.</li> </ul>
<b>59804 - Land West of Tonbridge, Hildenborough</b>	<ul style="list-style-type: none"> <li>• Reasons for excluding site are poor compared with the quality of the land on T01.</li> <li>• Large centrally located site, well suited to providing good links to the London Road and Shipbourne Road.</li> </ul>
<b>59825 - Land North of Back Lane, Shipbourne</b>	<ul style="list-style-type: none"> <li>• Agree with LAA summary.</li> <li>• Site unsuitable for development.</li> <li>• Narrow road.</li> <li>• Site far from a sustainable settlement.</li> <li>• Increased traffic impact on narrow lanes, Kent Downs National Landscape, Green Belt and wildlife.</li> <li>• Poor public transport.</li> </ul>

<b>59830 - Land North of Borough Green, Sevenoaks</b>	<ul style="list-style-type: none"> <li>• Summary does not refer to the Ightham-Wrotham relief road.</li> <li>• Lack of local services and utilities capacity.</li> <li>• Congestion.</li> </ul>
<b>59842 - Land South of Common Road, Hadlow</b>	<ul style="list-style-type: none"> <li>• Limited access to fast stretch of A26.</li> <li>• Loss of attractive greenspace.</li> </ul>
<b>68349 - Land East of Platt Common and south of Maidstone Road, Platt</b>	<ul style="list-style-type: none"> <li>• Brownfield site of old school not included in consultation.</li> <li>• Expired planning permission for 12 dwellings.</li> </ul>
<b>68413 - Land Between Rings Hill and Stocks Green Road, Hildenborough</b>	<ul style="list-style-type: none"> <li>• Sites 74844 and 74858 represent more suitable locations, within walking distance railway station and would ease local congestion.</li> </ul>
<b>68426 - Land at corner of Lavenders Road and Swan Street, West Malling</b>	<ul style="list-style-type: none"> <li>• Additional congestion around West Malling station.</li> <li>• Impact on heritage assets and character.</li> <li>• Loss of Green Belt and agricultural land.</li> </ul>
<b>68455 - Land South of Back Lane, Shipbourne</b>	<ul style="list-style-type: none"> <li>• Agree with LAA summary.</li> <li>• Site on narrow road and distant from a sustainable settlement.</li> <li>• Increased traffic impact on narrow lanes, Kent Downs National Landscape, Green Belt and wildlife.</li> <li>• Poor public transport.</li> <li>• Flooding and lack of sewerage capacity.</li> </ul>
<b>68457- Land South of Back Lane and East of Stumble Hill, Shipbourne</b>	<ul style="list-style-type: none"> <li>• Agree with LAA summary.</li> <li>• Unsuitable for development.</li> <li>• Site far from a sustainable settlement.</li> <li>• Limited local facilities.</li> </ul>
<b>68458 – Land off Sandy Lane (‘Oast Park’), Snodland</b>	<ul style="list-style-type: none"> <li>• Support for decision to exclude site.</li> <li>• Impact on Green Belt, National Landscape and biodiversity.</li> <li>• Highways and transport concerns.</li> <li>• Contamination and former landfill.</li> <li>• Impact on heritage assets and historic landscape.</li> </ul>
<b>68459 - Land Southeast of Junction of Noble Tree Road and Watts Cross Road, Hildenborough</b>	<ul style="list-style-type: none"> <li>• Sites 74844 and 74858 represent more suitable locations, within walking distance railway station and would ease local congestion.</li> </ul>
<b>General comments</b>	<ul style="list-style-type: none"> <li>• No infrastructure for development (no site details)</li> <li>• Sanctuary for wildlife (no site details)</li> <li>• Large scale of development compared to existing village of Halling impacting on local services and facilities.</li> <li>• Impact on village services and facilities (no site details).</li> </ul>

	<ul style="list-style-type: none"><li>• Birling should be Tier 5 in the settlement hierarchy.</li><li>• Increased traffic and highway safety concerns related to site E5-Spider Hall, Leybourne, have been incorporated with comments on the allocation.</li></ul>
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**Responses from statutory consultees and other key organisations**

No responses received.