

Borough Green Parish

Regulation 18 Local Plan - Site allocations summary of consultation responses

Respondents

Out of 225 responses 13 responses were from statutory consultees and other 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.

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

Site / Settlement	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not stated	Total responses
BG1	118	13	4	0	5	30	170
BG2	21	1	1	1	0	1	25
Borough Green General	1	23	1	1	1	3	30
Borough Green settlement total	140	37	6	2	6	34	225

Summary of key themes for proposed site allocations in Borough Green 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
BG1 - Land north of Borough Green, Sevenoaks (3000 units)	<ul style="list-style-type: none"> • A25, A227 and related junctions are at capacity, worsening congestion and need for relief road. • Sewage/wastewater system cannot support growth, water supply issues and capacity concerns. Station parking full and trains overcrowded. • GP's, dentists, schools, parking, and public transport considered overstretched. • Impact upon National Landscape, loss of Green Belt, countryside, biodiversity, ancient woodland, and wildlife. • Concerns about air quality, noise, pollution.

	<ul style="list-style-type: none"> • 2,000–3,000 homes are considered disproportionate, creating a town, leading to coalescence and harm to village identities, rural character, and local amenity. • Parts of the site are landfill, sand pits, and unstable ground. Risks of methane, subsidence, contamination, needing remediation. Residents emphasise commitments to restore quarries to open countryside. • Infrastructure will not be delivered upfront. • Site is undeliverable due to minerals safeguarding, contamination, remediation and infrastructure costs. • Overstretched services leading to declining quality of life, and community cohesion between existing and new residents. • Acknowledged need for housing but only if infrastructure is delivered first.
<p>BG2 - Land south and west of Tillmans Off Crouch Lane, Sevenoaks (50 units)</p>	<ul style="list-style-type: none"> • Crouch Lane too narrow for additional traffic, and the A25 is at capacity. Worsening congestion and increased accident risk. • GPs, dentists, schools, utilities (water, sewage, power), and public transport are overstretched and unable to support significant growth. • Green Belt, ancient woodland, mature trees, wildlife habitats, and open space at risk. Loss of biodiversity and rural character. • Number of homes is excessive, overdevelopment that would change the village into a town. • Overlooking, loss of views, noise, disruption and pollution. • Potential change or loss of PROW access. • Relief road needed to divert traffic from the A25 and A227.
<p>Borough Green general comments (i.e. not associated with a particular site)</p>	<ul style="list-style-type: none"> • Roads including A25, A20, A227, and local lanes are congested, and over-capacity. Developments will cause gridlock, worsen air pollution, and increase HGV movements. • Relief road must be built before any housing. Lack of east facing slip lanes at M25 J5 / M26. • Sewage system inadequate, with blockages and pollution incidents referenced. Water supply shortages and leaks common; concerns about future capacity to meet demand. • Electricity supply considered inadequate for modern all-electric homes. • Station parking is usually full, trains overcrowded, and connecting buses infrequent. Public parking in village limited too. • GP's, dentists, and schools are at capacity. Doubt that new facilities will be delivered or staffed. • 3000+ homes considered disproportionate and unsustainable. Fear of coalescence between villages and the growth of Borough Green into a town, with loss of rural character and identity. • Objections to building on Green Belt and land within the Kent Downs National Landscape. This would harm the landscape

	<p>and ecology with meadows, woodland, ancient trees, and protected species referenced. Loss of countryside views and breach of 'protect and enhance' duty for National Landscapes.</p> <ul style="list-style-type: none"> • Parts of BG1 have been used for landfill, which could pose pollution and ground stability issues. Residents expect that restoration orders would be complied with. • Cumulative impacts arising from growth in neighbouring Sevenoaks and Gravesham.
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Responses from statutory consultees and other key organisations

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

Site or settlement	Consultee	Key matters raised
BG1 - Land north of Borough Green, Sevenoaks (3000 units)	<ul style="list-style-type: none"> • Network Rail • Natural England • Tunbridge Wells Borough Council • Ightham Parish Council 	<ul style="list-style-type: none"> • Allocation is likely to have an impact on the station due to increased patronage and demand for car parking. • Site is partially within the Kent Downs National Landscape and its setting. As this is a strategic site NE advise that landscape mitigation is a requirement of a site-specific policy. • This site may be linked to Bourne Alder Carr SSSI and contains ancient woodland. NE also advise that policy wording is included that requires consideration of related impacts and if required mitigation. • The proposed Borough Green Gardens development is located on Green Belt land, and partially in the Kent Downs National Landscape. Exceptional circumstances will need to be outlined to justify this scale of development in the Green Belt. TWBC expects to see further evidence including, transport modelling and relief road feasibility at Regulation 19. • The parish council object to the allocation and release of land from the Green Belt. If, however, it proceeds they have infrastructure concerns which must be addressed, including delivery of the

	<ul style="list-style-type: none"> • Borough Green Parish Council • Wrotham Parish Council 	<p>relief road, upgrades to junctions, utilities, schools and health care.</p> <ul style="list-style-type: none"> • Comments provided regarding the various parcels of land that comprise the draft allocation, relating to their existing and historic uses and constraints. • Concern about long distance views and development visibility from the National Landscape. • Concerns expressed regarding the delivery of the relief road to support the allocation, as well as the excavated land levels, condition of some parcels e.g. ground contamination and overall viability of the wider site
BG2 - Land south and west of Tillmans Off Crouch Lane, Sevenoaks (50 units)	<ul style="list-style-type: none"> • Borough Green Parish Council 	<ul style="list-style-type: none"> • It is accepted that this site is in a sustainable location in the village. • Crouch Lane is a very narrow and very steep lane with no pavements. A pedestrian route would have to be negotiated through the Recreation Ground to the village. • Significant height difference above Crouch Lane which will cause engineering problems installing a vehicle access road wide enough to accommodate refuse vehicles. • Site is part of local wildlife corridors and separates Borough Green from Platt and Plaxtol. • BNG must be achieved on-site.
Borough Green general comments (i.e. not associated with a particular site)	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None