



Kings Hill Parish Council



Enhancing the lives of the Kings Hill Community

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Local Plan Team
Tonbridge and Malling Borough Council
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25th November 2016

Dear Sirs

Further to your public consultation for the TMBC Local Plan, I write to share the views of Kings Hill Parish Council (KHPC). KHPC conducted their own public consultation and residents' survey. Generally, residents raised concerns about the loss of green open spaces and wildlife habitats as well as concerns about both development sites adjacent to Kings Hill, at Broadwater Farm and Kent Street, and the resulting strain on current infrastructure. These included the local road network, local and regional health facilities, education and parking. Problems with these services would be exacerbated by more development predominantly located around Kings Hill and to the east of the borough.

The views of residents have been taken into consideration in the Parish Council's responses below.

Question 1 – Do you agree or disagree with the objectives for the Local Plan?

Agree.

Question 2 – Do you agree or disagree with the building blocks for the Local Plan strategy?

Agree.

Question 3 – Do you agree or disagree with the set of guiding principles?

Disagree. KHPC are concerned that the majority of land proposed for development is concentrated to the east of the borough from Kings Hill to Leybourne and Larkfield and through to the boundary with Maidstone Borough. The proposed development would lead to a significant loss of greenfield land in this area.

There would also be an unsustainable strain on local infrastructure and particularly an already overstretched road network and public transport system. This is in addition to other development taking place within the neighbouring Maidstone borough creating a vast urban sprawl which is further exacerbating road congestion and pollution in this area. KHPC believes that any development should have a mix of properties and be shared more widely across the borough especially around other urban areas.

Question 4 – Do you agree or disagree that this development approach could provide a sound direction for the new Local Plan to take?

Disagree. KHPC objects to the focus of the new development being concentrated around the urban area from Kings Hill into Maidstone as per the response to Q3.

Question 5 – Should the new Local Plan continue to support and focus new economic development at and around existing economic hubs?

Yes. KHPC queries why employment land was given up as part of the Phase 3 development on Kings Hill in favour of residential development yet employment land is now being sought elsewhere in the borough.

Question 6 – should we consider a wide range of employment generating uses within existing economic hubs in the borough?

Yes

Question 7 – Should the Local Plan be supportive of more mixed use developments including start up units within residential schemes?

Yes.

Questions 8, 9, & 10

KHPC has no opinion on these questions.

Question 11 – Do you agree or disagree that the Local Plan should put land into the Green Belt east of West Malling?

Agree. KHPC supports the need to maintain the “green wedge” between the villages of West Malling and Kings Hill.

Question 12 – Are there any other parcels of land that you think should be put in to the Green Belt.

KHPC believes that it is vital to maintain the “green wedge” between East Malling and Kings Hill and the area from the A228 to the west, the A20 to the north and Winterfield Lane, Chaucer Way, New Road, East Malling High Street and Chapel Street to the East should be put in the Green Belt as shown on the attached map. KHPC considers that this area complies with the five purposes of the Green Belt especially in checking the unrestricted urban sprawl of large built up areas and preventing neighbouring towns merging into one another. The special rural setting of the area which includes listed properties and a conservation area, between Kings Hill and East Malling should be preserved.

Question 13 – in delivering new development what features are important to you locally (in order of importance)?

1. Controlling housing densities
2. Stipulating car parking standards
3. Providing publically accessible open space
4. Applying internal space standards
5. Achieving greater accessibility standards
6. Applying water efficiency standards
7. Providing affordable housing

Other priorities include public transport, health facilities and secondary education.

Question 14 – Do you think the Borough Council should assess the viability of including the nationally described space standards in the new Local Plan?

Yes.

Question 15 – Do you think the Borough Council should assess the viability of exceeding the minimum standards required by Building Regulations in respect of access and water?

Yes.

Yours faithfully

Kings Hill Parish Council

Attachment – Green Belt area between Kings Hill and East Malling

