



By the Community, for the Community

JUNE NEWSLETTER

LOCAL DEVELOPMENT PLAN

Tonbridge and Malling Borough Council published the draft Local Development Plan on 1 June 2018. Once in final form, this Plan will constitute the framework for the future development Tonbridge and Malling until 2031. The draft also contains some indicative provisions which will be carried forward post-2031.

As regards East Malling, the plan is something of a “curate’s egg” – good in some parts, less good in others. The whole document can be found at <https://democracy.tmbc.gov.uk//ieListDocuments.aspx?CId=159&Mid=3112&Ver=4> and what follows is a “first crunch” summary of what is proposed for our community.

WHAT IS PROPOSED FOR EAST MALLING ?

The good news is that a large part of the area between West Malling and East Malling, which the EMCG argued in our submission to TMBC concerning the Plan should become Green Belt land is indeed proposed to become Green Belt. The proposal is that all the land to the west of the Wateringbury Road (i.e. on the right-hand side as you drive up the hill into Wateringbury) will become Green Belt, **except** for a large part of Broadwater Farm, north of Kings Hill, on which 900 houses are proposed to be built, and at least one primary school and one secondary school (to include a sixth form). There will presumably be some access via Kings Hill, but a substantial new access road is proposed to run north of the site to a point on the A228 opposite the exit for West Malling station. The attached map gives a good idea of what is proposed.

The plan also proposes the building of approximately 1,000 homes on what is identified as the South Aylesford Strategic Site, immediately to the east of

Hermitage Lane. A further area, land to the east of Kiln Barn Lane is identified as “an area of opportunity to help address the future needs of the borough beyond 2031”, but can only be released for development once significant improvements to the road links with the A20 and improvements to Junction 5 of the M20 motorway have been made.

The draft plan also proposes the building of c. 250 homes on land immediately to the east of New Road, in a “ribbon development” starting on the northern side of the village green and running up to a point just south of the entrance to Bradbourne House. Again, the attached map gives a good idea of what is proposed.

The EMCG Committee wants to take urgent soundings from our members and other members of the community about the draft Plan before making submissions to our Borough Councillors. At time of writing, we see no reason to depart from our long-standing opposition to development on the scale proposed at Broadwater Farm, and our initial reaction to the proposals for New Road is strongly negative. New Road is already congested due to the volume of traffic using it, especially during the morning and evening rush hour, and adding one or more new access roads on the eastern side is a recipe for gridlock. We also believe that further development of the Bradbourne House “park” should be avoided, bearing in mind that this is a Grade 1* building.

WHAT HAPPENS NEXT ?

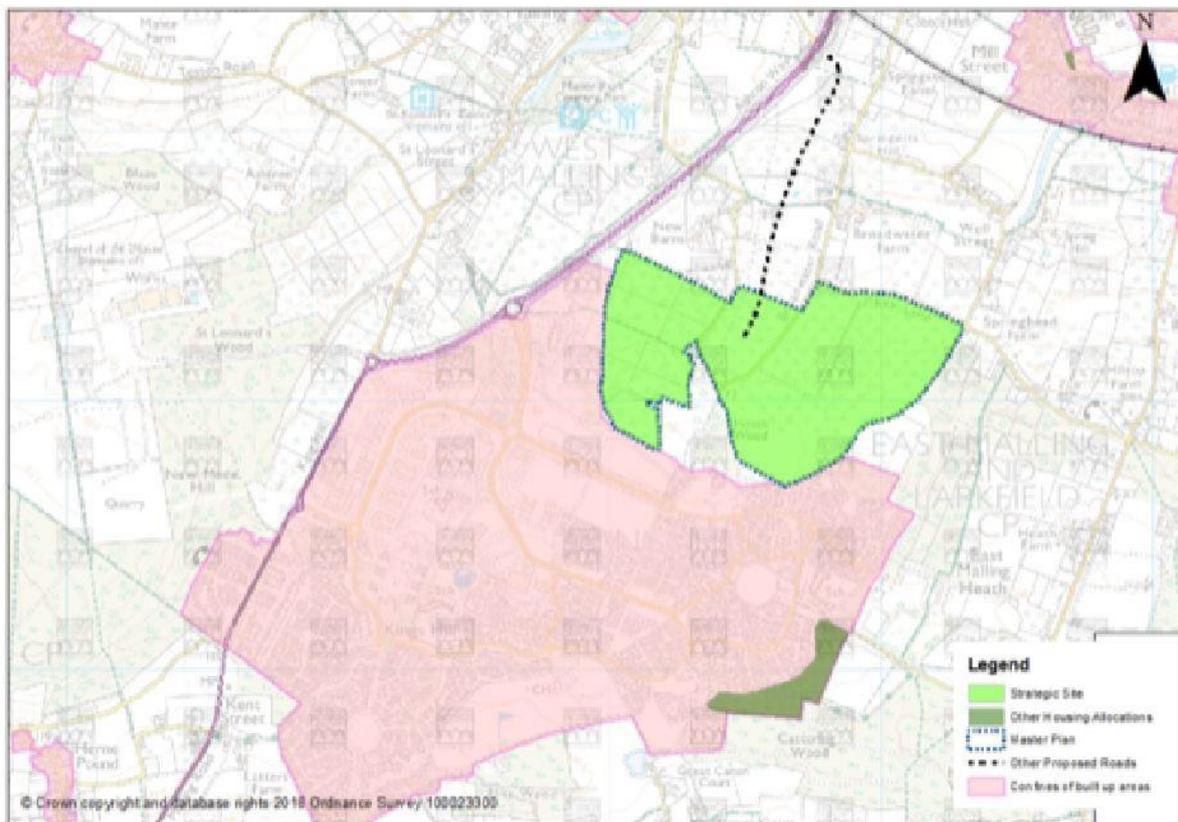
The draft will be considered in the TMBC Planning and Transportation Advisory Board later this month, then referred to the full Council meetings on 3 and 23 September. TMBC have chosen not to accept representations from the public at this stage, so we have to comment make representations to our elected Councillors, Roger Roud and Dan Markham.

The EMCG Committee would be grateful to hear from EMCG members your views on these proposals so that we can accurately reflect them in our submission to Roger Roud and Dan Markham, and we very much hope to see a large number of members at the **EMCG Annual General Meeting in the Village Institute, Mill Street, at 20h00 on 20 July**, when Mr David Thornewell, the Chairman of the East Malling and Larkfield Parish Council, has kindly agreed to give a briefing on the draft plan, followed by a question-and-answer session.

DATA PROTECTION ACT CONSENT FORM

Finally, may I **please, please**, ask members to **complete and return the attached Data Protection Act form**, or we will have to stop writing to you because we won't be able legally to keep either your email address or your home address on file! You don't have to post the form back – just fill it in and email it back to emcgcontact@gmail.com

Figure 7: Broadwater Farm, north of Kings Hill Masterplan Area



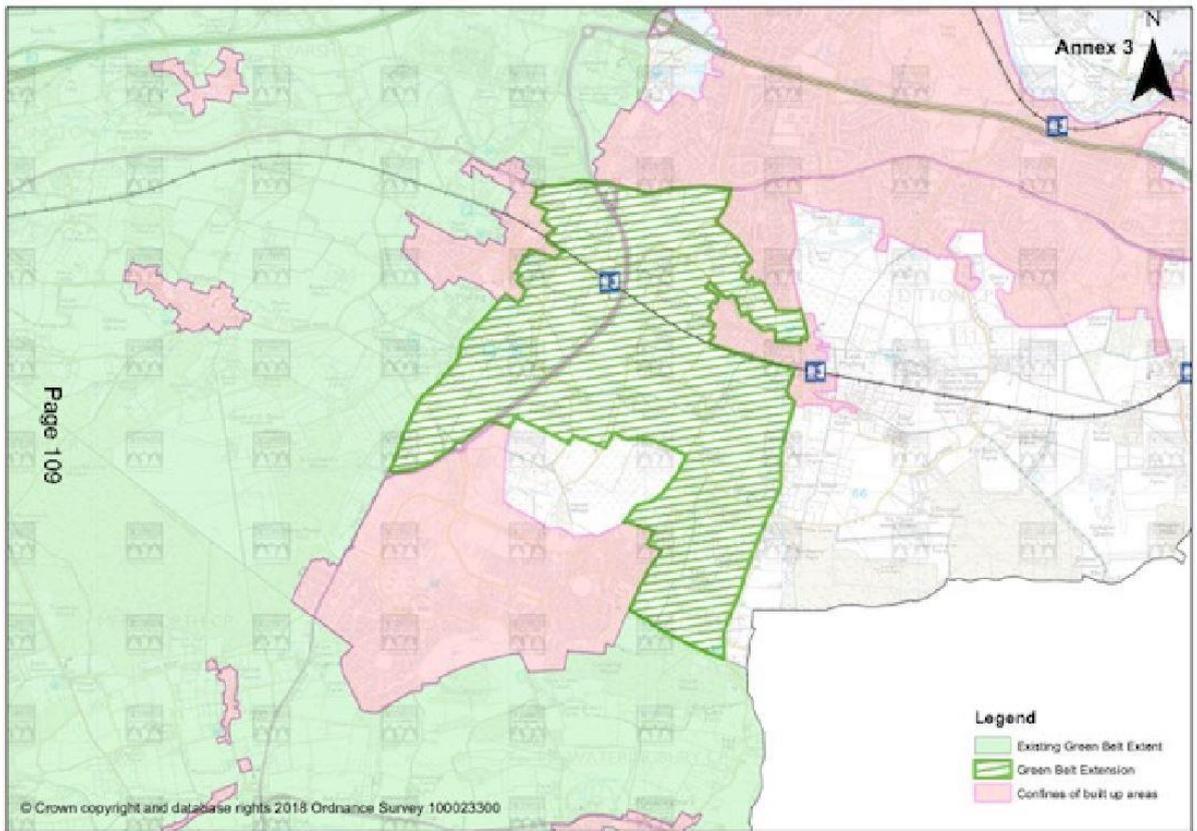


Figure 5: South Aylesford Masterplan Area

