



By the Community, for the Community

**TONBRIDGE & MALLING BOROUGH COUNCIL LOCAL PLAN
2011 – 2031**

**INVITATION TO A PUBLIC MEETING AT THE MALLING
SCHOOL HALL – BEECH ROAD ENTRANCE**

THURSDAY 1st NOVEMBER 2018 at 8pm

**Come and hear about the latest version of the Local Plan to build
more homes in Tonbridge and Malling and learn how you can
have your say by 19th November 2018 on....**

- **Extension of Green Belt surrounding West Malling as far east as Wateringbury Road and as far north as the A20**
- **900 additional houses at Kings Hill**
- **205 houses along the eastern side of New Road**
- **65 houses on the East Malling/Wateringbury border**

All potentially leading to more houses in our village, a disastrous increase in traffic coming through East Malling and extra strain on our local resources

PLEASE JOIN US AND HELP TO PROTECT OUR COMMUNITY

As a resident of East Malling, you are invited to attend a public meeting on 1st November 2018 to discuss our response to the Tonbridge and Malling Borough Council (TMBC) Local Plan for Development 2011-2031. The plan will be lodged with the Government's Planning Inspectorate in December and members of the public have the right to voice their concerns up to 4pm on Monday 19th November. After this time, the Plan will be considered by the Planning Inspectorate who have the power to approve or amend it in light of objections made.

WHAT'S IN THE PLAN?

The main proposals directly affecting East Malling are:

1. Extension of West Malling Green Belt east to Wateringbury Road and north to the A20, retaining the separation between Kings Hill, East Malling and West Malling
2. 900 new houses at Broadwater Farm, expanding Kings Hill to Pikey Lane and the New Barns Conservation Area
3. 205 houses in a "ribbon development" along the eastern side of New Road, on Research Station land, accessed through the current entrance to the Research Station opposite the King and Queen car park
4. 65 houses on the East Malling/Wateringbury border which could potentially allow access to Kings Hill from the Wateringbury Road

Subject to what we hear from members of the community on 1st November, the EMCG position is:

Green Belt Extension

We welcome the proposal to extend the Green Belt, for which we have fought for several years.

900 Houses at Broadwater Farm (called "North of Kings Hill" in the Plan)

We reluctantly accept this development but strongly oppose the proposal to build an access road to it to join Ashton Way, the A228 West Malling bypass, opposite the access to West Malling railway station. This is for the following reasons:

- The proposed site of this road has the worst possible consequences for East Malling. The crossroads would invite vehicles to travel straight past the railway station onto local roads including Winterfield Lane, Clare Lane, Mill Street, the High Street, New Road and Wateringbury Road. The consequences of a significant number of people doing this would be catastrophic for Mill Street, High Street and New Road, none of which could cope with the extra volume of traffic
- We understand that this road has been proposed because the main Kings Hill developers will not allow access to existing Kings Hill roads. A dispute between two developers cannot justify the building of a road with such major impact on local communities

- Building a new road, through the middle of the “Heritage Asset” that is the New Barns Conservation Area, would have a disastrous impact on this area of unspoilt countryside and significantly compromise the much-needed extension of the Green Belt. Construction of a short link road to the roundabout at the Tower View/ West Malling bypass is the obvious and sensible solution. On environmental grounds alone, the proposed road is simply not acceptable.

205 Houses on East Side of New Road (called “Parkside” in the Plan)

We oppose the size of this proposed development and the proposal to access it via the existing main entrance to the Research Station. The New Road/Mill Street/High Street junction is already very congested, with long queues of traffic along New Road at peak times. Adding the daily movements of vehicles from 200-odd new homes entering and exiting the Research Station entrance into the mix will make what an unacceptable situation a great deal worse. This would be further compounded by the consequences of a new Kings Hill north access road.

65 Houses at Kings Hill’s SE Corner (called “Kings Hill – Remainder” in the Plan)

We accept that this is a viable development, but under no circumstances should access be allowed through Teston Road. If allowed, this would enable all of Kings Hill to exit onto Wateringbury Road/New Road. The East Malling road network simply could not cope with this.

WHAT CAN YOU DO ABOUT THESE PROPOSALS?

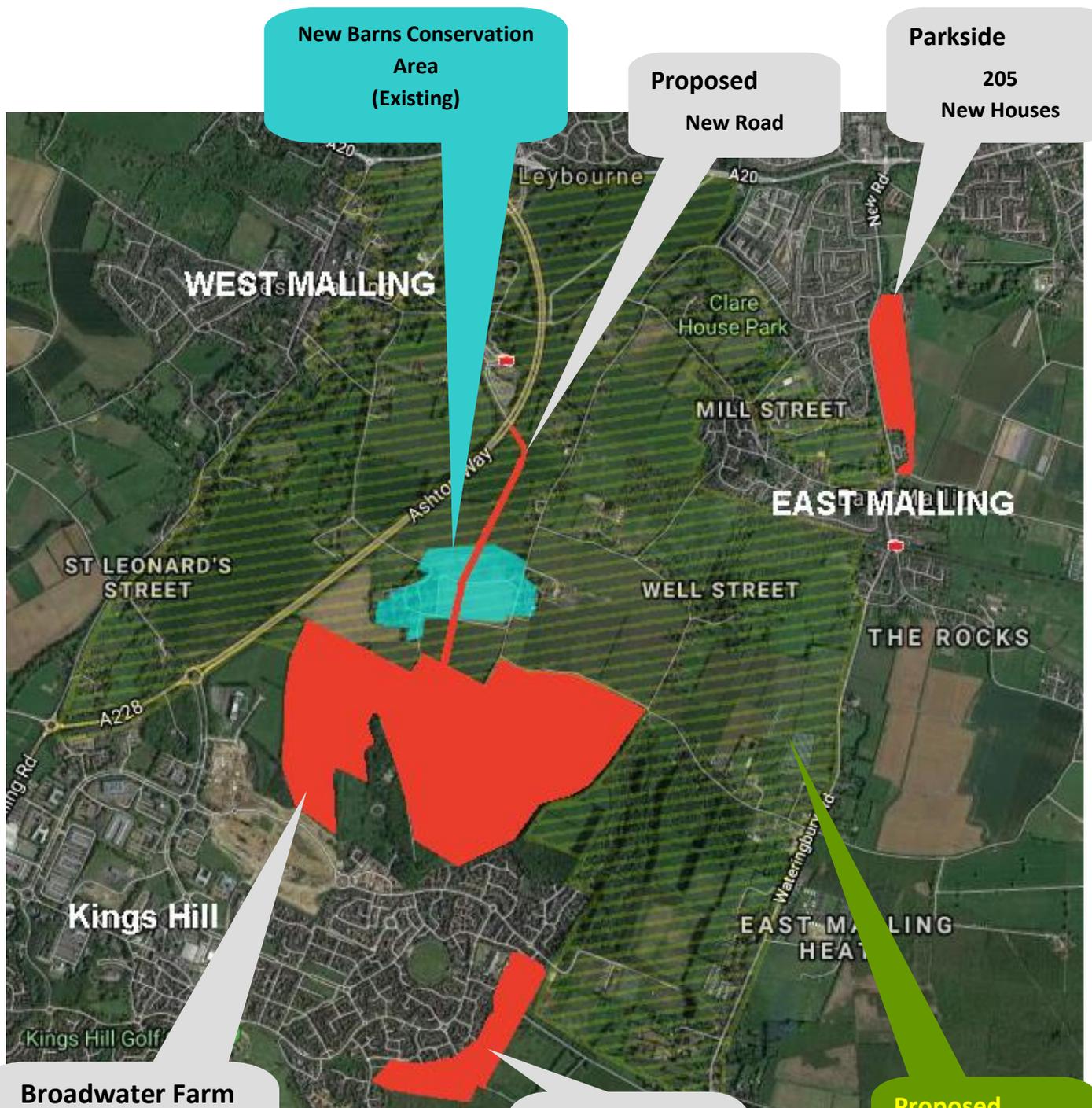
We will discuss how you can object to all or some of these proposals at the meeting on 1st November. Briefly, you can share your objections and support for the positive aspects of the plan by 4pm on 19th November 2018 by:

- Coming to the public meeting on Thursday November 1st at The Malling School at 8pm
- Writing to Ian Bailey, Planning and Policy Manager at TMBC, Gibson Building, Gibson Drive, Kings Hill, West Malling ME19 4LZ, or emailing him at ian.bailey@tmbc.gov.uk
- Visiting the TMBC website (<https://www.tmbc.gov.uk/services/planning-and-development/planning/planning-local-plans/local-plan-reg-19-consultation>) to either complete their online response form or to download a version to email or post
- Signing the EMCG petition which will be available from 1st November.

Objections from the public really do have an impact on planners – we would not have secured the proposed enlargement of the Green Belt if it had not been for a good deal of pressure from the community. If you can’t make the meeting please look on the EMCG website at www.emcg.org.uk to see how to lodge an objection either electronically or by post.

We hope to see as many of you as possible on the 1st November.

Francois Gordon, Chairman EMCG



New Barns Conservation Area (Existing)

Proposed New Road

Parkside 205 New Houses

Broadwater Farm "Kings Hill North" 900

Kings Hill Remainder 65 New Houses

Proposed New Green Belt