

## PARISH ALLIANCE MEETING 3rd July 2016 Potters Mede

### Present

Cllr Robin Betts (C) Ward Member Wrotham, Ightham and Stanstead & Wrotham PC  
Cllr Steve Perry (C) Ward Member Borough Green & Longmill & Borough Green PC  
Cllr Tim Shaw (I) Ward Member Borough Green & Longmill & Borough Green PC  
Cllr Mike Taylor (I) Ward Member Borough Green & Longmill & Chair Borough Green PC  
Cllr Mike Brewin Plaxtol PC  
Cllr Roger Simpson Plaxtol PC  
Cllr Wendy Palmer Platt PC  
Cllr Rodney Chartres Chair Ightham PC  
Cllr Harry Rayner Wrotham PC  
Apologies Shipbourne PC and Cllr Martin Coffin

### Discussion Points

There was a general consensus that TMBC had brought forward a modest and a fairly distributed proposal, and members were particularly supportive of the attempts to preserve the MGB and AONB, and that much effort has been put into maintaining the Green Wedge separation between our villages.

#### 1& 2. Borough Green Garden 408 (Ightham, Wrotham, BG & Platt)

Most of this has been ruled out already because of MGB, AONB and Strategic Mineral Reserve constraints, but it was agreed that some development should be allowed at the East of the site if that could bring forward a new access to Platt Industrial Estate, removing traffic, noise and pollution from Platt Village, and promoting greater employment use on the site.

Although the developer has come forward with a new scheme suggesting mineral extraction can be completed to allow development within the time frame of this Plan, they have neglected to include the time for landfill and restoration, which with current recycling rules is a slow process, and puts the scheme firmly outside the Plan timeframe. They also assume growth in the economy.

There was **unanimous agreement** that the BG Landfill site should not be seen as "providing infrastructure" in the form of a "Bypass". The parishes have spent the past 9 years healing the wounds caused by the controversial Celcon BG&P Bypass. The current proposal is not a Bypass, it is a development spine road, and will self generate so much traffic that its use in the trunk road network will be *negligible*. The developer suggests a traffic reduction through BG and Platt of some 1500 vehicles per day, which does not even scratch the existing 18,000 vehicles per day (DfT)

TMBC, KCC, and the Parishes. have put a lot of time and money into promoting East Facing Slips at Sevenoaks into the Government's current Route Strategy, where it can provide genuine traffic relief for all the villages on the A25 corridor. There is also concern that the old Bypass route still appears as a "Safeguarded Proposal" in the KCC Mineral Plan, and would like it removed forthwith.

#### 3. BG Landfill 311 & 312 (BG & Wrotham)

There was also agreement that the southern area of the Robert Body landfill site could make a valuable contribution to TMBC's 30ha shortfall in non-office Employment Land, and provide sustainable local employment. But in view of the MGB/AONB constraints on the land, and the contamination, there must be ironclad restrictions to prevent any future move to re-allocate the land for housing.

#### 4. Gracelands 230 & 296 (IGHTHAM)

Because the scheme brings many benefits for Ightham Parish, members agreed to support the scheme which includes a new primary school, recreation land, elderly accommodation, affordable housing and some flood relief measures, all funded by relatively modest market housing. The filling station element has been dropped. It is felt there are adequate Special Circumstances to trigger release of MGB.

#### 6. Platinum Way 235 (Platt)

Support was suggested for this land to be included in the Plan as part of the Primary School relocation. How the land is actually used is a matter for future planning applications.

### **7. Crest Offices 309 (BG)**

The proposal for housing is badly flawed. The bulk of the land is MGB and allocated as amenity/conservation, and suffers the same contamination issues as the rest of the IQW/IQE site. However, with the growth in local population putting an ever greater strain on the Surgery, it was strongly felt that this land would be better allocated to Medical Infrastructure use.

### **8. Southways 189 (BG)**

No observation save that access should be via Staley's Rd.

### **10, Downlands Walk 198 (Howlands) (Wrotham)**

This land provides a valuable, largely wild, recreation area for the residents of Wrotham, and has significant amounts of money spent by the Parish and local benefactors providing gates, access, benches, foraging hedges, and defined walks, and should be allocated as recreation land in the Plan.

The above will be put before all the Parish Council's for adoption in this week's round of meetings, and we would also like it tabled at the Planning and Transportation Board meeting on 4th July for adoption and inclusion in the Draft Issues and Options Report.