

## Sevenoaks Urban Area – Baseline Sites

### Site HO1 – Pinetops, 5 Crownfields

Theme	Description	Count	Percent
Urban development and sustainability	This topic encompasses the challenging balance between meeting urban infill and ensuring sustainable development. The proposal aims to increase housing within an existing urban area (Sevenoaks), reflecting an urban infill strategy that seeks to utilise vacant or underused land. However, concerns are raised about the sustainability of 'urban cramming' into already dense areas, highlighting the tension between intensifying urban development and maintaining environmental and living standards.	3	100%
Design and accessibility challenges	The proposed development faces significant design and accessibility hurdles due to the site's steep topography and the ambitious number of properties planned. This topic explores the tension between achieving design requirements and adapting to the inherent physical constraints of the site. The emphasis is on finding a design solution that addresses accessibility while ensuring the density of the development is appropriate and achievable given the site's characteristics.	2	67%
Planning and regulatory considerations	This topic delves into the complexities of aligning the proposed development with existing planning frameworks (neighbourhood plan). The proposal's divergence from identified plans and the debate over its inclusion in urban strategies illustrate the critical role of regulatory compliance and strategic alignment in determining the feasibility and acceptability of development projects.	1	33%
Environmental concerns and mitigation	This topic addresses the environmental challenges associated with the proposed development, particularly the risks of water run-off and flooding. The steep topography and difficult access of the site exacerbate these environmental concerns. While the design seeks to mitigate these risks adequately, the emphasis is on the imperative to balance development needs with the necessity to protect the local environment and prevent exacerbation of natural hazards.	1	33%
Infrastructure and community impact	A major aspect of development impacts revolves around the additional pressure placed on existing infrastructure and services, alongside potential adverse effects on the current residents. This topic explores the concerns that the development may strain resources further in an area where infrastructure is already under pressure. The need for careful consideration of the density and scale of development to ensure it aligns with the capacity of local services and infrastructure is highlighted, alongside the importance of community wellbeing.	1	33%

**Site HO2 – Abacus Furniture, Farm Road Garages, Greatness Lane**

Theme	Description	Count	Percent
Urban regeneration through redevelopment	The proposed redevelopment of Abacus furniture and adjacent flats is seen as a pivotal step in revitalising the local area, offering a balanced mix of economic growth and social uplift. While it promises infrastructural improvement and enhanced living conditions, there's a corresponding need to ensure that the integral social value of existing projects is not lost in the process.	1	100%
Environmental and community benefits versus preservation	The redevelopment of the nearby quarry site could introduce environmental improvements and new community resources, contributing to the overall wellness of the area. Conversely, there is a poignant emphasis on preserving the intrinsic social value and community bonds formed around existing sites like the abacus furniture warehouse, highlighting the delicate balance between progress and conservation.	1	100%
Economic and social impacts on lower-income families	The redevelopment projects have the potential to directly benefit lower-income families, presenting an opportunity for social equality through improved housing and community facilities. This positive aspect is balanced by the challenge of maintaining affordable access to these new amenities and avoiding displacement of the current residents.	1	100%

### HO3 – Land at rear of Bowerwood House, 15 St Botolphs Road

Theme	Description	Count	Percent
Infrastructure and environmental sustainability	This focuses on the challenges and necessities of developing sound infrastructure to support new housing developments. It addresses concerns about the existing lack of sound infrastructure, the potential strain on healthcare, education, and transport systems due to increased housing density, and the environmental considerations such as poor thermal efficiency of existing buildings versus the sustainability of new constructions.	5	71%
Community impact and social considerations	This topic considers the social implications of housing development on local communities, including the impacts on existing residents' quality of life, such as restricted parking, increased traffic, and perceived overdevelopment. It also touches on the opportunity for providing a variety of family dwellings and affordable housing, potentially enhancing the community by meeting diverse housing needs.	5	71%
Urban development and historical preservation	This topic examines the balance between the need for new housing developments, including the use of Bowerwood house, a non-designated heritage asset, and the preservation of local heritage and historical character. It highlights the contention around "garden grabbing," the impact on the character of Sevenoaks, and concerns about preserving buildings of heritage versus meeting modern housing demands.	2	29%
Policy, planning, and strategic management	This delves into the planning and strategic management aspects, including critiques of the strategic housing and economic land availability assessment, the call for updates to site allocations to reflect full development potential, and the debate between housing strategy and local opposition.	2	29%
Economic factors and development potential	This encompasses the economic rationale behind housing development proposals, including the potential to maximise site potential through redevelopment and the financial viability of maintaining versus demolishing outdated facilities.	1	14%

#### HO4 – 42-44 Bullfinch Lane, Riverhead

Theme	Description	Count	Percent
Traffic and accessibility concerns	Concerns about increased traffic congestion, limited navigational routes avoiding London Road, and potential road blockages due to building activities. These challenges spotlight the necessity for a robust traffic management plan that mitigates congestion and ensures the ease of movement for residents, while acknowledging the existing accessibility to amenities via safe walking or cycling distances.	4	67%
Environmental and residential well-being	The anticipated increase in total pollution, noise disturbances, and enhanced energy demand casts a shadow on the environmental sustainability and quality of life in the area. A well-considered strategy that minimizes emissions and disturbances, aligning with sustainable development goals, could mitigate these concerns while recognizing the importance of maintaining the area's residential character and safeguarding the well-being of its inhabitants.	3	50%
Impact on community services and green spaces	The development's lack of additional health and schooling facilities, coupled with a decrease in green spaces due to "garden grabbing", raises concerns about the strain on existing community services and the loss of environmental quality. Protect essential services and preserve green areas, recognizing that once houses are built, the spaces they occupy seldom revert to gardens, affecting the local character and ecosystem.	2	33%
Socio-economic implications and community character	The perception that only landowners and the council will benefit economically from the development, alongside fears that "garden grabbing" will transform Sevenoaks into resembling an inner London area, underscores concerns about socio-economic equity and the maintenance of local identity. There's a need for an inclusive development plan that offers wide-reaching benefits and preserves the unique character and integrity of the community, ensuring that developments are in harmony with the existing architecture.	2	33%
Education and infrastructure considerations	The potential negative impacts on local schools and the inadequacy of small roads to handle construction traffic highlight the pressing need for careful planning in educational and infrastructural development. These issues call for a collaborative approach to development that supports educational institutions, adequately addresses infrastructural needs, and ensures a balanced growth that promotes the welfare of future generations.	1	17%

## HO5 – Land at Cramptons Road

Theme	Description	Count	Percent
Parking and traffic management	With significant emphasis on the current and future parking adequacy, this topic encapsulates the community's concerns over insufficient parking spaces for the number of housing units proposed, the exacerbation of existing parking issues, and the potential for traffic congestion, especially on Cramptons road. Proposals for dedicated parking spaces per unit and additional visitor parking suggest a balanced approach aiming to mitigate adverse impacts while accommodating residents' needs.	3	60%
Strategic planning and development utilisation	This topic examines the overarching planning strategies, including the reflection of the development brief in the Neighbourhood Plan, preferences for site expansion options, and the general contention that the existing scheme is poorly conceived. It suggests a balance between strategic development to meet housing needs and the preservation of the area's character and infrastructure capacity. Discussions underline the necessity for developments to be mindful of their impacts on existing towns and infrastructure.	3	60%
Infrastructure and connectivity	This topic captures concerns about parking limitations, the necessity for enhanced pedestrian connections to local facilities such as the Bat and Ball station and community centre, and the crucial role of the railway footbridge for accessibility. The development is seen as having the potential both to exacerbate existing infrastructure strains by intensifying parking issues and road access difficulties, and to improve connectivity within the community, contingent upon thoughtful integration and investment in accessibility.	3	60%
Housing design and density	Reflecting on the proposed building heights and spatial planning, there's a clear preference for low-rise buildings, with a maximum of three storeys for blocks of flats, and an emphasis on including terraced bungalows and houses with gardens suitable for starter homes, affordable housing, and the older population. Concerns are raised about the appropriateness of 4-5 storey blocks within the neighbourhood, indicating a balance between meeting housing demand and maintaining the existing character and livability of the area.	2	40%

Theme	Description	Count	Percent
Community impact and green spaces	Encompassing the effects of the development on local residents and the utilisation of green areas, this topic outlines both the negative impacts of reduced play areas due to parking on green spaces and the positive potential of the development to contribute to green spaces in a densely developed neighbourhood. The importance of considering the community's informal use of these spaces and the opportunity to design areas that cater to specialist housing projects or preserve areas for community use are highlighted.	2	40%

## MX1 – Sevenoaks Station and Car Park, Morewood Close

Theme	Description	Count	Percent
Transport and connectivity	Impact of the development on local transport systems, including traffic congestion and parking space loss, against the backdrop of Sevenoaks being a commuter hub. There's a call for integrating sustainable travel modes and ensuring any development includes a multi-storey car park to alleviate current parking woes. Potential for improved public transport connections v. fears that increased traffic and inadequate parking will exacerbate current congestion and deter local business.	58	83%
Urban design, infrastructure, and planning	Concerns related to the design and planning of the development. Perceived overdevelopment and lack of engagement from the council, as well as the desire for a more attractive gateway to Sevenoaks. Suggestions include innovative approaches to achieving desired density without high-rise buildings, redeveloping unsightly areas to enhance the area's appeal, and ensuring infrastructure can support the added population. Critiques focus on the proposed building heights conflicting with local aesthetics and the unaddressed need for accompanying amenities such as schools and medical facilities.	56	80%
Environmental and community well-being	This theme captures concerns about pollution, noise, light interference, and general disruption during and after construction, set against the context of striving for a development that respects local ecology and enhances living conditions. There's a call for green technologies and more open spaces but also worry that construction, new residences, and added vehicles will negatively impact air quality, increase flooding risk, and reduce personal well-being due to loss of light and privacy.	33	47%
Community relations and inclusiveness	Highlights a perceived lack of direct engagement and consultation with residents and immediate neighbours by the council or landowners, alongside expressions of a desire for comprehensive impact assessments and transparent communication strategies. Pushback against the scale of proposed developments.	21	30%
Housing accessibility and market impact	Focuses on how the new development could provide housing solutions for demographics currently excluded from the Sevenoaks property market, such as young adults and families, by discouraging buy-to-let and encouraging owner-occupiers. However, concerns include potential market saturation with unaffordable units, the ethical considerations of significantly altering the living conditions for current residents.	13	19%

## MX2 – Land East of High Street, Sevenoaks

Theme	Description	Count	Percent
Urban development and infrastructure strain	Challenges and opportunities presented by urban development in Sevenoaks, particularly regarding the impact on parking, traffic, and existing infrastructure. While development can bring much-needed housing and revitalise derelict sites, concerns arise about increased pressure on healthcare, education, and transport systems, potentially diminishing residents' quality of life.	12	63%
Access to amenities and services	Ensure essential amenities and services are readily accessible to all residents. This includes the strategic placement of the library and leisure centre within the town centre for ease of access, alongside considerations for enhancing office space and the necessity of adding public parking facilities. The debate considers the balance between development and the provision of adequate, quality facilities for both current and future residents.	10	53%
Cultural and leisure facilities	A balanced view here reflects the potential for enhancements to cultural and leisure amenities against fears of losing essential services. Development plans have sparked debates on retaining, improving, or potentially losing the library, leisure centre, and exhibition spaces. While redevelopments aim to create a cultural quarter and improve leisure access, the loss of existing facilities or insufficient details on their enhancement worries many.	10	53%
Housing and population dynamics	With plans to introduce new residential units, debates emerge over the balance between meeting housing needs and maintaining the town's character. The proposals range from high-density developments to the revitalisation of derelict sites for apartments. While additional housing is seen as a necessary response to population growth, there are significant concerns about over-density, the quality of new homes, and the impact on the town's charm and services.	8	42%
Sustainability and future planning	As Sevenoaks evolves, there's a strong call for sustainable development principles, including the integration of electric car charging stations and the careful consideration of building heights and densities. The redevelopment efforts aim to respect the town's historical charm while accommodating necessary growth.	4	21%
Environmental and rural character impact	The potential transformation of Sevenoaks through large-scale developments raises concerns over the loss of its rural character and environmental impacts. Concerns about continued urbanisation and its effect on local green spaces and the rural outlook, especially from locations like Knole. Conversely, development offers a chance to remediate derelict sites and improve green infrastructure.	4	21%



## H06 – School House, Oak Lane & Hoptarden Lane

Theme	Description	Count	Percent
Traffic and road safety concerns	Concerns re traffic congestion, exacerbating existing problems like increased pollution, road safety hazards for pedestrians due to insufficient footpaths, and potential traffic accidents at key junctions such as Brittain's lane crossroads. Despite the merits of adding housing, the repercussions on local traffic flow and safety call for a critical review of the proposed densities and the enhancement of road and pedestrian infrastructures.	12	67%
Environmental and public health impact	The proposed development raises alarming questions regarding its environmental footprint, particularly concerning pollution levels and potential flood risks. The increase in traffic is directly linked to heightened pollution, which could exacerbate health issues among residents, notably affecting vulnerable groups such as children and the elderly. Moreover, the development's potential to exacerbate flood water problems accentuates the need for sustainable planning that prioritises green, open spaces and considers the broader implications of climate change.	7	39%
Pedestrian accessibility and public transport	The lack of comprehensive footpaths along Oak lane and the absence of reliable public transport services in the proposed development area spotlight issues of accessibility and sustainability in local urban planning. Pedestrians, including potentially vulnerable groups such as the elderly, face hazardous conditions, limiting safe access to town centres, schools, and healthcare facilities. Developing an integrated, safe pedestrian network and enhancing public transport could mitigate some adverse impacts of the new housing developments.	6	33%
Infrastructure strain and public services	The anticipated increase in housing density poses significant risks of overwhelming local infrastructure and services. With concerns over the sufficiency of primary healthcare facilities, GP provision, and schools, combined with the potential overloading of wastewater systems, there's a tangible apprehension about the capability of existing services to accommodate additional demands. The balance between desperately needed housing, including affordable and social options, and the local area's capability to sustain development without detriment to residents' quality of life is paramount.	5	28%
Community and social dynamics	By introducing a high-density housing scheme in areas like Oak lane with a traditionally low-density, residential character, there's a threat to the existing community fabric and the creation of healthy living environments. Concerns about the development spoiling the residential character and the subsequent risk of not supporting cohesive, healthy communities underline the importance of thoughtful, community-centred planning. Furthermore, the lack of affordable housing exacerbates social inequalities, indicating a necessity for diversifying the housing stock to include more accessible options.	4	22%

Theme	Description	Count	Percent
Wildlife and natural spaces preservation	Concern re the detrimental impact on local wildlife and the preservation of limited open and green spaces. The potential for increased traffic and human activity puts additional stress on natural habitats, pointing to a need for careful consideration of ecological sustainability in the planning process. Emphasising the deployment of green infrastructure and the conservation of natural resources is crucial for maintaining biodiversity and promoting environmental stewardship within the community.	3	17%

## HO7 – Johnsons, Oak Lane & Hoggarden Lane

Theme	Description	Count	Percent
Infrastructure and traffic concerns	Concern re infrastructural challenges, notably insufficient road capacity and public transport provisions, which may exacerbate local traffic congestion, particularly on oak lane and grassy lane. These issues highlight the area's inability to support increased traffic volumes without significant upgrades, posing risks to pedestrian safety and leading to potential bottlenecks.	16	70%
Housing density and character	The proposed housing density has sparked debates over its appropriateness for the site and its potential to alter the character of the surrounding area. Critics argue that a high-density development is out of sync with the existing road and local aesthetics, advocating for a plan that maintains the area's green feel and aligns with its rural nature.	9	39%
Pressure on local amenities and services	The anticipated increase in population due to the development may overstretch already subscribed schools and inadequate healthcare services. This situation accentuates the necessity for strategic planning that encompasses the augmentation of local services to accommodate new residents effectively.	6	26%
Environmental and wildlife impact	The development's potential to negatively affect the local environment and wildlife is a substantial concern. The increase in dwellings could disrupt the natural habitat, contribute to annual flooding, and encroach on limited open spaces. This scenario underscores the need for a balanced approach that safeguards the rural nature of the area while addressing housing needs.	6	26%
Community safety and accessibility	The lack of pedestrian pathways, especially on Oak lane, raises serious safety concerns for residents, particularly children and the elderly. The proposed site's development could further endanger non-vehicle users, highlighting the urgent need for inclusive infrastructure improvements that ensure safe walking and cycling routes.	5	22%
Flood risk and waste management	Concerns about potential flood risks and waste water infrastructure overload due to the development are significant. These issues call for careful consideration in the planning phase to ensure that added housing does not exacerbate existing flood problems or overload waste management systems, thereby safeguarding the community's well-being.	3	13%
Accessibility for the elderly	The proposed development's suitability for elderly residents has been questioned due to the hazardous access and the distance from local amenities and the town centre. This critique underscores the importance of considering demographic needs in urban planning to promote age-friendly environments.	1	4%

### MX3 – Delivery & Post Office/BT Exchange, South Park

Theme	Description	Count	Percent
Urban regeneration and public space enhancement	Encompasses the ambition of redeveloping the site for improving public spaces, the Stag theatre setting, creating active frontages, and incorporating retail at the ground floor. This highlights an opportunity to revitalise the town centre, though it acknowledges potential challenges such as the need to respect the town's historic character and materials in any development.	2	40%
Planning and development strategy	Points towards the strategic approach to town centre development, including commissioning a master plan and inviting discussions for holistic planning. It indicates a recognition of the site's significant potential for development within a broader context, necessitating detailed planning and community engagement to realise its full benefits and mitigate drawbacks.	2	40%
Community services and retail integration	Underlines the necessity of maintaining essential services like a fully operational post office and incorporating retail spaces to support local shopping needs. This topic suggests that successful development should enhance, not diminish, access to critical services and retail options, contributing to a lively ground-level experience.	2	40%
Residential development concerns	Reflects the mixed feelings about new housing in the town centre, focusing on anticipated negative impacts like increased congestion, infrastructure strain, and potential harm to the town's character. However, it also recognizes the development's potential to meet growing housing demands if managed properly, suggesting a careful balance must be struck.	2	40%
Transportation and infrastructure pressure	Cites concerns over the additional strain new developments could put on existing road transport and infrastructure, hinting at the critical need for comprehensive planning to accommodate increased demand while mitigating negative impacts like traffic and pollution.	2	40%
Cultural and recreational enhancement	Advocates for the enhancement of cultural, recreational, and leisure facilities as the town's population grows. This includes connection to cultural quarters and the development of new public spaces, reflecting an understanding that quality of life and cultural enrichment are vital in accommodating population increases.	1	20%

## HO8 – Pounsley House, Pounsley Road, Dunton Green

Theme	Description	Count	Percent
Environmental concerns and green belt preservation	Strong concerns about potential environmental impacts, including damage to wildlife habitats in the Sevenoaks wildlife reserve, loss of green spaces, and risks to local flora and fauna, and opposition to the site's classification as 'brownfield' and its removal from the green belt.	27	84%
Flood risk and climate change	The location of the Pounsley house site within a floodplain raising concerns about increased risk of flooding exacerbated by climate change, fears that construction could impede natural flood defences and put existing properties at greater risk, and criticisms that development could lower flood resilience, ignore potential future water level rises, and overlook the broader environmental implications.	19	59%
Legal and ownership concerns	Objections concerning the procedural aspects of the development, especially regarding land ownership and classification (private road), site's access issues being on a privately-owned road, and legal issues related to its status within the green belt.	18	56%
Infrastructure and community impact	Residents' worries regarding the adequacy of current infrastructure to support additional housing, overburdened sewer systems, limited road access, insufficient parking, potential strain on local amenities, and fears that development would exacerbate existing traffic congestion and safety hazards.	16	50%
Planning process and community engagement	Criticism of the planning process for lack of transparency, inadequate consultation with residents, perceived inaccuracies in developmental assessment reports, non-compliance with national planning policy framework (NPPF) guidelines, and demands for a more inclusive approach that considers local residents' concerns and suggestions for alternative sites.	13	41%
Cultural and historical significance	Opposition based on the cultural, historical, and community significance of the Pounsley road area, with residents emphasising the importance of preserving the historical surroundings and green spaces, and calls to maintain Pounsley house within the green belt due to its natural and heritage value.	13	41%

## H09 – Land Adjacent to Seal Hollow Road

Theme	Description	Count	Percent
Green belt preservation and urban sprawl prevention	The development of site is heavily criticised for potentially eroding the green belt, a key barrier against urban sprawl between Sevenoaks town and Knole park. This could lead to loss of biodiversity, endanger wildlife habitats including those for migrating geese, owls, woodpeckers, skylarks, and risk setting a precedent for future green belt degradation.	86	88%
Traffic and road safety concerns	Increased traffic, alongside existing congestion from nearby schools, poses significant road safety issues on seal hollow road and neighbouring routes. Concerns include exacerbating already-dangerous conditions for pedestrians and drivers, particularly during school drop-off and pick-up times, and the potential increase in accident rates.	83	85%
Impact on local ecosystem and climate change mitigation	Development threatens to destroy natural habitats for diverse wildlife and diminish the area's capacity for climate change mitigation. Preservation of the green belt is seen as crucial for maintaining local biodiversity and providing ecosystems for a variety of species, while also contributing to carbon sequestration and flood risk management.	68	69%
Historic and special character of Sevenoaks	Development risks damaging the special character of Sevenoaks, including its historic relationship with adjacent Knole park and the scenic rural ambiance that defines the town's identity. Concerns are raised about visual impact on approaches to the town, loss of rural views, and the erosion of a clear divide between urban and countryside areas.	41	42%
Alternative development strategies and brownfield utilization	Criticism is directed towards ignoring alternative options for housing, such as urban regeneration and reuse of derelict sites, instead of encroaching on green spaces. Suggestions include prioritising brownfield developments and exploring other locations like Pedham place, which align with government promotion of garden communities and could mitigate negative impacts of urban expansion.	16	16%
Infrastructure and community services	The potential development heightens worries about the sufficiency and capacity of local infrastructure and services, including roads, schools, healthcare, and sewage systems. There's a notable apprehension towards the added strain on already-stretched services, exacerbating issues like traffic congestion and limited access to GPs.	16	16%

## HO10 – Land East of London Road, Dunton Green

Theme	Description	Count	Percent
Infrastructure and local services capacity	Consensus that existing infrastructure and services (such as GP surgeries, schools, and roads) in Dunton Green are already under strain, with many pointing out that further development would exacerbate these issues. The topic explores the balance between accommodating growth and ensuring that local amenities and services are not overwhelmed, thereby maintaining the quality of life for residents.	28	74%
Green belt preservation and urban sprawl	Preserve green belt land in Dunton Green to maintain its rural charm and prevent urban sprawl. Balanced views highlight the need to protect wildlife habitats and maintain open spaces for recreation while recognizing the pressure to meet housing demands. The challenge lies in finding a compromise that safeguards green spaces without hindering necessary development.	27	71%
Housing demand vs. green space conservation	The need for new homes is undeniable, but so is the importance of preserving green spaces. The debate encapsulates the challenge of finding suitable locations for development that do not encroach on valued green belt land or lead to a loss of biodiversity. Efforts are suggested to prioritise brownfield sites and explore alternatives that balance housing needs with environmental preservation.	23	61%
Environmental impact and biodiversity	The potential environmental impact of developing on or near green belt land, including the destruction of habitats for flora and fauna, is a major concern. Proposals suggest a careful consideration of the environmental ramifications of development and the need for measures such as buffer zones to protect ancient woodland. Balancing development with environmental conservation is crucial to sustain biodiversity.	21	55%
Community and lifestyle	Residents value Dunton Green for its rural character, green spaces, and community spirit. There's a fear that overdevelopment could alter the area's nature significantly, affecting the lifestyle and reasons why many chose to live there. Discussions point towards the need for development that is in harmony with the village's character and supports the well-being of its community.	19	50%
Traffic congestion and safety	Recent developments have already led to increased traffic congestion, raising safety concerns for pedestrians and motorists alike. There's a shared worry that additional housing will further stress the road network, especially during peak times, leading to unsafe conditions on narrow country lanes. Solutions need to balance development with enhancements to road infrastructure to manage traffic flows effectively.	17	45%

Theme	Description	Count	Percent
Access to amenities and public services	With limited access to essential services like GP surgeries and the absence of sufficient public transportation, there's a call for ensuring that new developments do not just consider housing but also the broader context of providing accessible amenities and enhancing public service capacity to support the community effectively.	3	8%
Local governance and public consultation	Concern that local views may not be adequately considered in development decisions. The topic stresses the importance of transparent, inclusive consultation processes that genuinely consider community input, ensuring developments are in line with local needs and values.	1	3%



## MX4 – Sevenoaks Quarry, Bat and Ball Road

Theme	Description	Count	Percent
Infrastructure and transportation concerns	Concerns about the ability of local infrastructure to cope with the additional pressure from the development, notably the road network and transport facilities. Criticisms focus on the inadequacy of current infrastructure, including roads, junctions, and public transport, to handle increased traffic and the surcharge on local services. Conversely, opportunities to enhance infrastructure, improve road layouts, and augment transport links are highlighted as potential benefits to support new and existing residents.	30	65%
Housing and population density	The proposed development, with its significant volume of housing units, raises issues regarding housing density and the compatibility of such a large-scale development within the local setting. Critics argue that the area's infrastructure may not support the population increase, leading to a decline in living standards. However, supporters see the development as a logical use of the site, providing much-needed housing, including affordable homes and facilities for older people, addressing housing shortages.	20	43%
Community and quality of life	The development is perceived as a threat to the existing character and tranquillity of the area, with fears it could disturb the peace and lead to unwanted changes in community dynamics. Additionally, concerns about construction and subsequent residential volumes adding to already problematic traffic congestion, endangering pedestrians, and impacting overall quality of life are prominent. Conversely, the prospect of regeneration and careful development presents an opportunity to enhance the community's living environment, potentially improving local infrastructure, public spaces, and accessibility.	19	41%
Local amenities and services strain	There is widespread concern that the influx of residents will overburden already stretched local amenities and services, such as GP practices, schools, and parking facilities. The development necessitates a significant increase in schooling and healthcare provisions. On the flip side, the plan includes proposals for new dwellings for older people, a primary school, and mixed-use local centres which could improve the availability of local amenities and services.	16	35%
Environmental and green space impact	The development raises concerns over potential negative effects on the environment and green belt land, including loss of biodiversity, increased carbon emissions, and the irreversible transformation of a quarry into built-up area. Yet, it also introduces possibilities for regenerating disused land, incorporating green and blue infrastructure, and creating leisure facilities that could enhance local biodiversity and offer recreational spaces, suggesting a dual impact on the environment.	13	28%

Theme	Description	Count	Percent
Planning and development strategy	There is a certain level of criticism regarding the planning strategy, from the lack of a published development brief to questions about the site's selection and the scale of proposed housing. Critiques also address the need for realistic assessments of traffic impacts and infrastructural demands. On the other hand, the development aligns with broader strategic goals for housing and local enhancement, and the inclusion of the development in the adopted strategic plans reflects a guided approach to controlled urban expansion and regeneration, indicating a structured development strategy.	12	26%

## Swanley – Baseline Sites

### HO11 - Garages, Conifer Way

Theme	Description	Count	Percent
Infrastructure and parking concerns	The development at site will severely strain existing infrastructure, particularly in terms of parking availability. The area, already challenged with limited parking spaces, faces the risk of exacerbating these issues with the introduction of more dwellings and consequently more vehicles. Both existing and new residents may experience increased difficulty in finding adequate parking, leading to increased on-street parking that could hinder traffic movement and compromise safety.	20	87%
Community sentiment and aesthetics	There is a strong sense of community apprehension and resistance to the proposed development. Concerns range from the potential erosion of the local area's aesthetic beauty to fears about the development compromising the privacy of existing homes. Residents express a desire to preserve the character of the area and are worried about the visual and practical implications of overcrowding and loss of green spaces. The development's impact on neighbourhood dynamics, including the potential for increased tension and reduced community cohesion, is also a significant concern.	11	48%
Impact on local services and quality of life	Pressure on local services, including emergency, health, and community services, which are reported to be already overstretched. This surge in population density might not only strain these vital services but could also deteriorate the quality of life for residents by increasing congestion, pollution, and noise levels. The anticipated influx of people and vehicles could also endanger the safety of children playing outdoors due to heavier traffic.	5	22%
Environmental and recreational space concerns	The development risks encroaching upon green spaces and garages that are currently utilised by residents for recreation and storage, respectively. With the potential loss of these areas, there are consequential concerns about the reduction in recreational spaces available to families and children and an increase in environmental pollution. Maintaining these green spaces is seen as crucial for the well-being of local residents, offering them necessary respite and contributing to the aesthetic and ecological value of the area.	4	17%
Alternatives and solutions	Alternative approaches to development, including the utilisation of brownfield sites and the enhancement of the existing environment by planting more trees and adopting pollution mitigation strategies. The idea of selling garages to residents if they are deemed surplus to the housing association's requirements also emerges as a potential solution to maintain local infrastructure while addressing residents' storage needs. These alternatives highlight a community desire for development strategies that balance growth with sustainability and quality of life.	2	9%

## HO12 – Bus Garage, Kingdom Hall, Swanley

Theme	Description	Count	Percent
Housing and development strategy	Opposition against constructing more flats. Meanwhile, proponents argue that carefully planned, aesthetically pleasing high-density accommodation could meet affordability challenges without detracting from the town's character.	6	33%
Economic and social regeneration	Discusses opinions on how the scheme could influence Swanley's socio-economic landscape. Advocates see it as a catalyst for revitalising London road high street and attracting a demographic mix beneficial for the community, like young professionals and families. Critics, however, raise concerns about the development potentially leading to losses in local services, such as bus routes, and assert that any new housing should resonate with the area's existing aesthetic and functional makeup.	5	28%
Traffic and infrastructure impact	This topic encapsulates concerns and opinions around the impact of development on local traffic and infrastructure in Swanley. Critics argue the area already faces issues with existing traffic volumes, fearing the development would exacerbate congestion particularly around key locations like J3 and Swanley roundabout. On the flip side, there's recognition of the site's ideal location near shops and public transport, suggesting a potential for supporting high-density accommodation without significantly adding to local car reliance.	5	28%
Access and amenities	Focuses on concerns regarding the development's impact on public amenities and access issues, reflecting fears about increased traffic flow and consequent strain on local facilities. It includes apprehensions about the potential loss of the bus garage impacting access to bus services. Conversely, the site's proximity to Swanley's centre is viewed optimistically for pedestrian accessibility, arguing for a development that enhances rather than diminishes local amenity access.	4	22%
Heritage and architectural preservation	Centred around the debate over the bus garage known for its art deco industrial architecture from the 1930s. Many voices stress the importance of preserving this heritage building, with suggestions to incorporate it into new plans creatively. While some see the development as a threat to the area's historical fabric, others believe thoughtful design could harmonise new and old, enhancing the locale's character.	4	22%

## HO13 – Bevan Place, Swanley

Theme	Description	Count	Percent
Demand for affordable and appropriately scaled housing	The necessity for new, affordable housing within Swanley is acknowledged against the backdrop of maintaining the town's suburban appeal. Proposals suggest a balanced approach to development, which integrates seamlessly into the community, underscoring an approach to urban expansion that respects both the need for housing and the preservation of local character.	15	65%
Preservation of local architectural character	The desire to maintain Swanley's suburban identity is significant, reflecting a widespread preference for new developments to match the architectural style and scale of surrounding buildings, predominantly two-storey houses. Many express support only for developments with a modest height increase, emphasizing the importance of preserving the character of the town and avoiding a stark contrast to the existing environment.	13	57%
Height and density restrictions	There is a consistent theme of resistance against high-density, tall buildings that would disrupt the existing urban vista, which mainly comprises two-storey houses interlaced with green spaces. The preference leans towards development proposals that respect a maximum of three stories in height, addressing concerns over "brick cliff" aesthetics, loss of local character, and ensuring any new construction is harmonious with the town's established atmosphere.	13	57%
Environmental and aesthetic integration	The development proposals for Swanley have sparked debates on their environmental impact and aesthetic compatibility with the local landscape. Many advocate for the preservation of green spaces, like Pedham place, and stress the importance of avoiding high-density, tall constructions that could create a "canyon effect," potentially harming air quality and overshadowing the natural beauty of the area.	10	43%
Economic and social revitalisation	The urgent need for the site's development is often linked to its potential positive impact on Swanley's economy and the upgrading of London road high street. Vacancy and dereliction of sites like the old working men's club are seen as embarrassments, and there's a strong sentiment for redevelopment to attract businesses, visitors, and provide much-needed housing while contributing positively to the local community's social fabric.	8	35%
Traffic and congestion alleviation	The potential increase in traffic and congestion, especially around critical junctions like the m25/m20 Swanley/Farningham roundabout, has raised calls for strategic urban planning. Suggestions include using part of the site to enhance road infrastructure and improve traffic flow, highlighting a balance between development ambitions and maintaining navigable, congestion-free local roads.	3	13%

Theme	Description	Count	Percent
Community infrastructure concerns	Concern over the impact of new developments on local infrastructure, especially concerning increased traffic congestion, pressure on NHS and school services, and the necessity of local parking solutions. These concerns are tied to fears that a significant increase in density and population might strain existing resources and degrade the quality of life for current residents.	2	9%

## MX5 – Swanley Centre

Theme	Description	Count	Percent
Infrastructure and services pressure	There is significant concern about how new developments, particularly those increasing residential density, might pressure existing infrastructure and services. Residents highlight inadequate parking, road congestion, traffic safety, and the need for enhancements in local services like medical facilities, schools, and shops as vital considerations. The balance between growth and available amenities emerges as a crucial point of discussion.	22	67%
Urban development and architectural character	Discussions surround the tension between the need for new development in Swanley centre and desires to maintain its architectural character. Proposals for high-rise buildings are met with opposition, with residents expressing concerns over developments that could overshadow the area's unique identity. Suggestions lean towards mixed-use developments with a height restriction, aiming to both revitalise the town centre and preserve its distinctiveness.	15	45%
Housing density and design quality	The dialogue reflects a strong preference for low to medium-density housing that doesn't compromise Swanley's semi-urban environment. Emphasis is placed on quality sustainable building materials and designs that offer interest, character, and longevity, opposing the construction of structures that might not age well or enhance the local aesthetic.	14	42%
Environmental and safety concerns	Residents voice apprehensions about the potential environmental impacts of new developments, including increased air pollution and loss of greenbelt land. Safety and social cohesion in the town centre are also focal points, with suggestions that improvements in the physical environment could foster a more family-friendly atmosphere.	4	12%
Consultation process effectiveness	Criticisms are directed towards the consultation process itself, deemed too short and scheduled during inconvenient times, reducing meaningful community engagement. This has led to a call for extended consultation periods to ensure a wider population's input in planning decisions.	3	9%

## HO14 – Land at Lullingstone Avenue, Swanley

Theme	Description	Count	Percent
Land use and development strategy	Contrasts the need for new residential development with widespread opposition to the use of green belt land for such purposes. The debate incorporates discussions on alternative sites, particularly brownfield options, and the principle of maintaining agricultural land and greenbelt spaces against development pressures.	69	85%
Environmental and ecological impact	Balances the value that the site currently provides as a wildlife habitat and its role in flood prevention with the potential disruption to local flora and fauna from development. The land's agricultural quality and status as green belt land are key considerations, suggesting a loss of high-grade agricultural space and natural habitats.	64	79%
Traffic and road safety	Balances potential improvements in local housing and economy with significant concerns over increased traffic, road safety, and the suitability of existing roads to handle additional vehicles. The challenges of access via narrow residential roads and the risk of creating 'rat runs' are prominent issues.	43	53%
Infrastructure strain and accessibility	Discusses concerns about the adequacy of local infrastructure to support new development, including roads, GP services, and schools. The narrow, residential streets and limited access points are highlighted as unsuitable for increased traffic, particularly heavy construction vehicles, posing safety risks.	35	43%
Flood risk and climate change	Underlines the site's role in natural water management and flood risk. The potential exacerbation of flooding due to development, in the context of global warming, presents a critical environmental challenge.	33	41%
Housing supply and affordability	Highlights the proposed development's capability to deliver much-needed housing, including a significant portion of affordable homes, against objections that the development could lead to further urban sprawl, loss of green belt areas, and disregard the preference for using brownfield sites.	12	15%
Community impact and quality of life	Weighs the potential benefits of new housing against the disruption to residents' lives, including concerns over noise, pollution, and the general strain on local services and infrastructure. The development's impact on community cohesion and the well-being of existing residents is a key concern.	9	11%



Local services and amenities	Examines the consequences of heightened demand on local services (e.g., GP surgeries, schools) due to an increase in population against the potential benefits of development in revitalising local areas and providing additional amenities. The current capacity issues and the need for careful planning in service provision are highlighted.	5	6%
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## MX6 – Land North and South of Maidstone Road, Swanley

Theme	Description	Count	Percent
Preservation of green belt and agricultural land	There is strong advocacy for retaining the grade ii agricultural land located north of Maidstone road, highlighting its role in preserving the countryside from encroachment and maintaining the separation between urban areas like Swanley and London. Widespread concern exists about the negative consequences of including this land in the local plan, with emphasis on its strong performance as green belt land, which underscores its unsuitability for development due to its environmental and agricultural significance.	14	58%
Environmental and aesthetic concerns	There is a strong sentiment against the loss of green spaces and potential negative environmental impacts, including the effect on air quality in areas around Hockenden. The necessity for any development to consider the preservation of existing landscape features, particularly trees, for visual protection and air quality improvement, is frequently mentioned. Concerns also extend to the visual impact of development in a sensitive location, with a need for careful planning to avoid 'hard edges' that could detract from local character.	10	42%
Community and housing development prospect	While there is opposition to development on green belt land, there's also recognition of the positive contribution that carefully considered housing schemes could make to the local area, attracting young professionals and families. Concerns about housing density respecting the edge of settlement and the mention of plans for additional access to the A20 hint at opportunities for thoughtful development that balances growth with preservation. However, there's a clear consensus on the need for any development to be sensitively integrated into the existing landscape and community fabric.	7	29%
Impact on local infrastructure and traffic congestion	The potential development near Maidstone road has raised significant worries about exacerbating existing traffic issues and overburdening local infrastructure such as schools, hospitals, and roads. Traffic concerns are particularly acute around strategic points like the Hockenden/Maidstone Road junction and the A20 slip road, with predictions that further building will contribute to traffic congestion. The need for improvements to local transport infrastructure, including suggestions for additional roads or slip roads, is underscored as a crucial consideration in any development plans.	7	29%

Theme	Description	Count	Percent
Legislative and planning assessment disputes	The inclusion of this land in the local plan is a contentious issue, with several references to disagreements and objections based on its strong performance as green belt land and the results of the second-stage green belt assessment not recommending further consideration. This highlights the complexity of planning and legislative processes in balancing development needs with environmental preservation and local community interests.	7	29%

## Edenbridge Baseline Sites

### MX7 – Edenbridge War Memorial Hospital

Theme	Description	Count	Percent
Housing and development strategy	Divergence in opinions regarding the proposed housing developments, with some viewing it as a necessary growth and others as an overdevelopment risking Edenbridge's small-town character and green belt land. Concerns also highlight the disparity in council planning approvals and the demand for development that genuinely addresses local housing issues, suggesting a more considered, community-focused approach to housing expansion.	24	53%
Environmental and green space preservation	Development plans threaten Edenbridge's green spaces, wildlife habitats, and the area's natural beauty. Issues such as the disruption of tranquil green spaces, the potential impact on local wildlife, and water management challenges, particularly drainage and flood risks due to climate change, underscore the need for sensitive and sustainable development practices that preserve the town's environmental assets.	24	53%
Community and heritage considerations	The community expresses strong desires to protect local heritage sites, including the war memorial, and to maintain the area's character. Concerns involve the failure to transfer memorial parts as agreed, the need to retain historical legacies, and a preference for development that benefits local residents rather than prioritising profit. There's a call for developments that respect Edenbridge's past while serving its future.	21	47%
Infrastructure and traffic management	The development highlights pressing concerns over inadequate infrastructure and traffic congestion, particularly on mill hill and the B2026. Mentioned issues range from frequently blocked drains to narrow pavements, increasing chances of pedestrian accidents. Proposals for improvement include traffic calming measures, better road surfaces, and enhanced pedestrian access to mitigate the risks associated with increased traffic from new housing developments.	17	38%
Healthcare and education facilities	Concern that existing medical and educational facilities in Edenbridge are insufficient to support population growth due to proposed developments. The shortfall includes inadequate GP services, the lack of a secondary school, and concerns over the capacity of local hospitals to manage increased demand. Suggestions include prioritising investments in local healthcare and education infrastructure to cater to present and future needs.	15	33%
Public services and amenities	The proposed developments lay bare the deficiencies in Edenbridge, such as poor public transport, lacking dental health facilities, and the absence of a local post office or bank. The community calls	10	22%

Theme	Description	Count	Percent
	for a comprehensive plan that includes enhancing local services and amenities to support the town's existing and future population.		

**MX8 - 78-80 - 82-84 High Street and 1-2 Leathermarket, Edenbridge**

Theme	Description	Count	Percent
Economic and social revitalization	The redevelopment of derelict sites and unattractive areas offers a significant opportunity for revitalizing Edenbridge's high street and overall economy. Mixed opinions suggest redevelopment is welcomed if it aligns with community needs—incorporating retail, housing, and community facilities—and respects the town's heritage. Key to this is addressing the high street's current struggles with vacancies, parking, and overall attractiveness.	20	53%
Infrastructure and service deficiencies	A substantial concern revolves around Edenbridge's current infrastructure and service provisions being inadequate for further development. This includes insufficient parking, overwhelmed medical facilities, inadequate public transport, and struggling waste and sewer systems. These deficiencies could be further exacerbated by new housing developments, making it critical to address existing shortfalls before pursuing expansion.	18	47%
Traffic and accessibility issues	The impact of development on traffic flow, parking availability, and pedestrian safety is a significant concern. There's a strong opposition to traffic restrictions that may harm trade by diverting flow into residential areas, suggesting a need for comprehensive planning that improves accessibility and reduces congestion, particularly with respect to parking and pedestrian zones in the high street.	15	39%
Housing needs and concerns	Balance between fulfilling local housing needs versus the perceived focus on profit-driven developments. The community highlights a demand for developments that consider local housing shortages, affordability, and the integration with existing townscapes. Concerns also surface about the impact of increased population on local services, schools, and infrastructure, questioning the suitability of further large-scale housing projects.	9	24%
Community facilities and services enhancement	The call for improved community amenities—such as policing, healthcare, schools, and recreational facilities—features prominently. Development plans should not only focus on aesthetic and economic aspects but also on enhancing the quality of life by boosting key services and amenities to cater to both existing and potential future residents of Edenbridge.	8	21%
Conservation vs development	The tension between preserving the character and natural beauty of Edenbridge, including its proximity to areas of outstanding natural beauty (AONB)/national landscape and historical attributes, and the desire for development poses a substantial challenge. Proposals to redevelop, particularly modern expansions, are met with resistance when they threaten the town's historical essence or green belt land, suggesting a need for sensitive planning that harmonizes with the existing environment.	8	21%

Theme	Description	Count	Percent
Environmental considerations	Negative impacts on local wildlife, natural habitats, and green spaces, including lands designated as green belts. The community expresses a desire for developments that minimize environmental disruption, promote conservation efforts, and integrate green spaces to maintain Edenbridge's rural character and address issues like flooding.	4	11%

## MX9 – Open Space, Community Hall and Shop, Farmstead Drive

Theme	Description	Count	Percent
Infrastructure and services shortfall	Edenbridge is depicted as grappling with an existing under-provision of essential services and infrastructure, including insufficient healthcare, educational facilities, transport links, and utility services like water treatment. Development without concurrent infrastructure threatens to exacerbate these deficits, highlighting the necessity for a strategic approach to planning that integrates service provision with population growth.	12	63%
Housing density and urban character	High housing density and the fears of a shift in the urban character of Edenbridge from a small county town to a more densely populated area underscore debates around urban development. Challenges include maintaining local character while accommodating growth, and ensuring that new developments adhere to principles that prevent overcrowding and promote community well-being.	9	47%
Environmental and aesthetic concerns	The proposed developments in Edenbridge raise significant apprehensions. There is a tension between the demand for new housing and the desire to preserve natural beauty, as well as concerns about wildlife disruption and pollution increase. This delineates a critical need for sustainable development principles that respect and incorporate the natural environment.	8	42%
Community facilities and social infrastructure	A notable gap in infrastructure, such as leisure centres, schools, and medical facilities, is evident. The development proposals seem to overlook the importance of such amenities in enhancing the quality of life and fostering community cohesion. Balancing housing expansion with the provision of ample communal spaces and services is paramount.	7	37%
Safety, crime, and community well-being	The potential increase in crime rates and the perceived lack of police presence are indicative of broader community well-being and safety concerns. As Edenbridge faces growth, ensuring a safe environment through adequate policing and designing spaces that deter antisocial behaviour becomes crucial.	3	16%
Traffic and transportation	The increase in traffic and the poor state of public transportation are recurrent motifs, pointing to a broader issue related to developing a comprehensive transport strategy. This entails not only improving public transport options to reduce car dependence but also ensuring road safety and managing the impact of additional traffic generated by new housing.	2	11%



Theme	Description	Count	Percent
Economic and local business development	There is an underlying concern for the economic vitality of Edenbridge, with calls for more development in shopping, entertainment, and local businesses. The dilemma of balancing residential expansion with economic development urges a more holistic view of urban planning that includes boosting local economies and providing employment opportunities.	2	11%

## HO15 – Land West of Ashcombe Drive and Meadow Lane, Edenbridge

Theme	Description	Count	Percent
Infrastructure and service adequacies	Pressure on local infrastructure – roads, medical services, and schools. Increase in traffic threatens exacerbation of congestion, pollution, and road safety. Concern over inadequate provisions for expanding medical and educational facilities. Calls for improved infrastructure to avoid diminishing quality of life.	88	83%
Community and lifestyle impact	Potential development carries implications for community well-being. Criticisms about lack of consideration for local character and resident needs. Contention over high-density housing proposals due to potential alteration of region's aesthetic and social fabric. Concerns about limited access to leisure facilities.	78	74%
Green belt and environmental concerns	Strong opposition to development on green belt lands due to impacts on biodiversity, local wildlife, and potential for increased flooding. Broader concerns about preserving rural character and preventing urban sprawl. Opposition heightened by high incidents of flooding in the area.	71	67%
Local services and amenities	Concerns about the capacity of existing healthcare facilities and the need for more local amenities. Reflects the perception that infrastructure development is not keeping up with housing needs.	40	38%
Housing development and social equity	Scepticism towards motives behind housing development. Opposition to allocation of green belt land for new builds. Tension between development aims and fulfilling needs for diverse economic groups.	34	32%
Accessibility and safety	Facing issue of adequacy of road networks and pedestrian safety. Emergence of multiple mentions of dangerous junctions, narrow lanes, and poor sightlines leading to safety concerns. Calls for substantial improvements to transportation infrastructures.	30	28%
Schooling and educational facilities	Lack of sufficient local schooling, particularly a secondary school. Gap between housing developments and necessary educational infrastructure. Concerns also extend to overcrowded primary education facilities.	7	7%

## HO16 – Land at Crouch House Road, Edenbridge

Theme	Description	Count	Percent
Environmental and green belt impact	The development proposals for Edenbridge, including on green belt land, have sparked considerable debate regarding environmental sustainability and the preservation of natural habitats. Concerns centre around the loss of greenfield sites, biodiversity, and the potential exacerbation of local flooding issues due to altering the natural landscape. Furthermore, the contradiction of using green belt land challenges national planning policies aimed at conserving these areas as open spaces.	27	60%
Traffic and road infrastructure concerns	The anticipated increase in traffic from the proposed development activities in Edenbridge, particularly around Crouch House Road and Stangrove Road, raises significant worries. The existing narrow roads and the condition of the road network are not deemed capable of handling the additional vehicular load. This scenario is further complicated by potential safety risks at overburdened junctions like Marlpit Hill road.	26	58%
Housing development strategy and urban sprawl	With significant opposition to developments on green belt land and critiques of Edenbridge's readiness for large-scale housing expansion, the strategy behind these proposals is questioned. Critics argue that such expansion represents not only a profit-making exercise but also contributes to unwanted urban sprawl, threatening the semi-rural character of the town and leading to potential long-term detrimental effects on the community's well-being and environment.	21	47%
Public services and infrastructure deficiency	The existing infrastructure in Edenbridge appears to be under strain from the current population, with notable inadequacies in medical facilities, schools, and sewage systems. New developments could exacerbate these issues by overloading facilities already stretched thin, leading to longer wait times for essential services and posing a risk of diminished quality of life for residents.	20	44%
Community and social impact	The character and quality of life in Edenbridge are under threat from the cumulative effect of multiple developments. With local shops and leisure facilities closing, the town's socio-economic vitality is waning. The lack of investment in town centres and recreational spaces, coupled with concerns over increased noise, pollution, and crime, suggest that the developments might not align with the community's interests and needs for a balanced, sustainable lifestyle.	11	24%
Educational infrastructure gap	The absence of secondary schools within Edenbridge poses a critical challenge to accommodating growth, particularly in catering to incoming families from the proposed housing developments. This gap in the educational infrastructure not only highlights the town's unpreparedness for expansion but also raises concerns about the long-term impact on children's accessibility to education and community integration.	10	22%

Theme	Description	Count	Percent
Public transport and accessibility	The current public transport system in Edenbridge is deemed inadequate for existing residents, let alone an increased population. Concerns highlight the lack of viable transportation options, which could lead to higher vehicle dependency, exacerbating traffic and environmental issues. The necessity for improved transport links becomes apparent as a foundational element for sustainable development.	8	18%

## HO17 – Land North of Skinners Lane, Edenbridge

Theme	Description	Count	Percent
Infrastructure strain and environmental concerns	This topic encompasses the overwhelming consensus that local infrastructure in Edenbridge is already under significant strain, unable to support the volume of new homes proposed, with concerns about drainage, sewage capacity, and water supply being recurrent themes. Coupled with this, substantial environmental repercussions are anticipated, including the loss of green belt land, natural habitats, and biodiversity, exacerbating flooding risks and reducing green spaces necessary for community well-being. The proposals are seen to contradict national planning policy frameworks prioritizing green belt protection and raise questions about the sustainability of such extensive development in a small town setting.	47	82%
Planning, development, and housing concerns	Addressing the procedural and strategic elements of the proposed development, this theme involves criticism of planning decisions that seem to overlook the cumulative impact of existing and planned developments, and the perceived disregard for local infrastructure capacity in development plans. Concerns are also raised about the lack of clarity and consultation regarding development scale, specific housing needs, and the implications for local heritage sites and areas of natural beauty.	37	65%
Transportation and accessibility challenges	Highlighting the inadequacy of existing transport facilities to support proposed developments, this theme captures the poor public transport services, congested single carriageways and minor roads, and limited road access potentially leading to traffic gridlock. Concerns extend to insufficient parking at key community hubs like railway stations, the necessity for cars due to limited transport options, and the potential hazards from increased traffic, such as accidents, further pollution, and road infrastructure unable to cope with construction demands.	36	63%
Social and community impact	This topic reflects apprehensions about Edenbridge's capacity to provide for an increased population, including the absence of essential services like secondary schools, NHS dentists, and adequate medical facilities, resulting in long waits and commutes for basic services. Additionally, the potential increase in crime and antisocial behaviour, alongside decreased quality of life from overcrowding, and lost recreational spaces, underscores the community's concern about the proposal's impact on their living standards.	23	40%
Economic and quality of life considerations	Encompassing wider concerns about how the proposed developments might affect Edenbridge's economic viability and residents' quality of life, this topic includes the negative impacts on local businesses and high streets, potential property value depreciation, and the challenge of attracting necessary investments for public services and infrastructure improvements. Additionally, it reflects fears that unchecked development could transform Edenbridge from a semi-rural community into a	16	28%

Theme	Description	Count	Percent
	less desirable urban sprawl, with compounded issues of noise, pollution, and reduced leisure and recreational facilities.		

## MX10 – Land at Breezehurst Farm, Crouch House Road

Theme	Description	Count	Percent
Infrastructure and services capacity	There is widespread concern about the sufficiency of existing infrastructure and services in Edenbridge to accommodate further development. Issues include overstretched sewerage systems, inadequate road networks, and insufficient medical facilities, policing, and educational provisions. There is, however, an acknowledged need for housing, suggesting a complex balance between development and infrastructure.	71	76%
Traffic and road safety concerns	Proposals to build additional homes have led to significant worry over the impact on local traffic volume, road safety, and the capacity of current road infrastructures to cope with an increase in vehicles. These concerns are linked to speeding, accidents, and capacity of lanes, juxtaposed with pedestrian and cyclist safety. There is a call for careful planning for sustainable transport solutions and road condition improvements.	67	72%
Environmental and ecological impact	The development plans for Edenbridge, especially on green belt and agricultural lands, have raised concerns about the loss of ecosystems and habitats for protected species. These concerns extend to potential increased flooding, air and noise pollution, and loss of biodiversity. The need to preserve green spaces for their ecological value is emphasized, but there's also mention of sustainable land use for woodland regeneration and increasing biodiversity.	51	55%
Housing needs vs. community character	The tension between the need for more housing and the desire to preserve the unique character and quality of life in Edenbridge is a central theme. Fears of overdevelopment and urban sprawl raise concerns about loss of the town's identity and rural charm. There's a call for development proportional to the town's size and infrastructure capacity, demonstrating a complex balance between accommodating growth and maintaining the essence of Edenbridge.	48	52%
Sustainability and planning policy compliance	Critiques of the development proposals often relate to their alignment with sustainable development goals and adherence to national planning policy framework guidelines, especially regarding building on green belt land. There is a desire for more modest, sustainable housing developments and improved local facilities, reflecting a desire for growth that respects environmental limits and community needs.	26	28%
Community cohesion and social infrastructure	Concerns have been voiced about community erosion, increased anti-social behaviour and crime due to the proposed housing developments. There are calls for the development of communal facilities like schools, police stations, and healthcare providers in order to foster a cohesive, supported community in the face of rapid expansion.	9	10%

## MX11 – Land East of Mead Road, Edenbridge

Theme	Description	Count	Percent
Traffic and infrastructure concerns	Concerns regarding traffic and infrastructure adequacy, including narrow roads and limited sewerage capacity. These issues emphasize the inability of existing networks to support further development without significant enhancement, citing examples such as Hever Road and Mead Road which are deemed too narrow and congested to handle additional vehicular and construction-related traffic effectively.	7	88%
Safety and quality of life	Safety concerns, particularly in relation to vehicular and pedestrian traffic, alongside worries about noise pollution and the general reduction in quality of life for southern Edenbridge residents, are key issues. The discussion extends to the dangers of unlit roads, inadequate public footpaths, and the broader implications of increased density on the communal living environment.	4	50%
Green belt and environmental impact	There is a strong sentiment against the encroachment on green belt land, with a high percentage of the site proposed site falling within this protected area. Critics argue that the development would cause irreparable spatial and visual harm, leading to loss of green spaces, potential flooding, and drainage issues. The protection of green belt land is prioritized, with arguments that the development would not only disturb the balance but also fail to meet criteria for exceptional circumstances that justify releasing such land.	4	50%
Community integration and social considerations	Concerns are raised about the gypsy and traveller community's integration, with the proposed development feared to exacerbate division rather than foster inclusivity. The positioning of additional pitches is seen as potentially creating high-density concentrations that may not contribute to the cohesive growth of the community, reflecting on the current state of existing sites.	4	50%
Sustainability and urban planning	Questions about the sustainability of further town expansion highlight the need for a balanced approach that considers both the socio-economic need for housing and the capacity of Edenbridge to absorb more residents. The proposed development is critiqued for its potential to make the town undesirably large and overstretched, particularly at its far southern end, with calls for prioritized investment in existing urban infrastructure and communal spaces instead.	3	38%



Theme	Description	Count	Percent
Policy and governance	Concern over expanding traveller sites without adequately addressing existing site management issues, tensions between communities, and the need for a more equitable distribution of development burdens across the district. The governance approach is challenged for its justification of green belt release and for not preventing unauthorized expansions, aligning with wider concerns about the adherence to national planning policy frameworks and the genuine engagement with public sentiment.	2	25%
Alternative development priorities	There is a call for focusing on alternative areas for rejuvenation, such as the high street and existing infrastructure, contrasting the perceived need for new homes with the desire for enhancing community assets. This encompasses a preference for revitalizing underused areas and improving services to make Edenbridge more attractive for investment and its current inhabitants.	1	13%

## Westerham Baseline Sites

### HO18 – Falcon House and Grounds, Black Eagle Close, Westerham

Theme	Description	Count	Percent
Traffic and parking considerations	Focuses on concerns related to increased vehicles, traffic congestion due to new residential units, the adequacy of parking spaces, impact of construction vehicles on local traffic, and managing additional cars. Highlights potential for improved parking and traffic management with proper planning.	4	67%
Environmental and community impact	Covers impacts of construction and new residences on environment and community well-being. Concerns include disruption of local wildlife, noise pollution, and aesthetic impact of construction. Highlighting the positive impacts of redeveloping brownfield sites to minimise use of untouched green spaces.	4	67%
Infrastructure and development suitability	Revolves around the adequacy of existing infrastructure to support new development and concerns of the land being underutilised. It voices the need for comprehensive planning to ensure development suitability that benefits the local area.	3	50%
Construction management and resident well-being	Discusses direct impacts of construction on residents including noise pollution, road blockages and restricted access. Emphasises on managing construction carefully to minimise negative impact and suggest beneficial outcomes like better utilisation of space and improved local infrastructure.	1	17%

## HO19 – Land North-East of Bloomfield Terrace, Westerham

Theme	Description	Count	Percent
Infrastructure and traffic concerns	Concerns regarding the existing infrastructure's capacity, particularly the sewage system and road access. The addition of new dwellings could exacerbate current inefficiencies and overstretch limited parking resources. Construction could lead to increased vehicle traffic, raising safety concerns. Conversely, this development presents an opportunity to reassess and upgrade local infrastructure, potentially leading to long-term benefits for community connectivity and sanitation facilities.	17	85%
Access and logistical challenges	The difficulties associated with accessing the site for both construction and future residents, due to narrow, unsurfaced roads and restrictions on vehicle size, highlight significant logistical challenges. These issues underscore the necessity for strategic planning in road and access infrastructure, which, if managed innovatively, could improve connectivity and access for a broader area beyond just the development site.	14	70%
Community and health impact	The potential loss of allotments and open spaces poses not just a loss of community assets but also impacts on mental and social health. Allotments serve as crucial green spaces providing recreational activities and fostering community cohesion. Constructive development, however, could aim to incorporate communal green spaces and facilities that promote health and well-being, ensuring that new and existing communities benefit.	9	45%
Flood risk management	There is a concern about the increase in flood risk, a problem that seems to predate the proposed development but could be aggravated by it. Strengthening existing flood channels and re-evaluating surface water management strategies are necessary countermeasures. Thoughtful development could incorporate flood mitigation measures that not only protect the new site but also enhance resilience for existing communities.	9	45%
Environmental and ecological impact	This topic pertains to the concerns raised about the potential negative effects of site ho19 development on local wildlife habitats, including bats, kingfishers, and additional fauna. The disruption of biodiverse areas and potential loss of green belt spaces highlight the environmental trade-offs of urban expansion. On the other hand, development could offer opportunities for planned biodiversity enhancements and improved green space management, albeit with significant challenges to maintaining ecological balances.	9	45%

Theme	Description	Count	Percent
Potential for landscape and aesthetic transformation	Building in an area of outstanding natural beauty naturally raises concerns over potential loss of scenic views and the general transformation of the local landscape. This change could impact the calmness and natural appeal that define the area. However, with careful architectural design and landscape planning, development could integrate with its surroundings, preserving and even enhancing the area's visual and environmental quality.	5	25%
Socio-economic dynamics	Concerns about the development being driven by economic-focused developers reflect broader socio-economic tensions between development interests and community wellbeing.	1	5%

## HO20 – Currant Hill Allotments, Westerham

Theme	Description	Count	Percent
Infrastructure and transport concerns	Concerns regarding the adequacy of local infrastructure to accommodate increased traffic and potential congestion, particularly on Rysted Lane and surrounding roads. Doubts about the suitability of existing transport networks, including limited public bus services, to support additional residents, are prominent. The lack of consideration for enhancements to critical junctions and the overall increase in vehicular movement pose risks of exacerbating the already stressed infrastructure, potentially leading to safety, accessibility, and quality of life issues for both existing and future residents.	13	59%
Community and recreational spaces	The proposal to build houses on existing allotment sites has sparked a strong reaction about the potential loss of valued community assets. Allotments are seen not just as spaces for growing fruit and vegetables, but as essential for promoting health, well-being, and engagement with nature, offering both recreational and mental health benefits. The reduction or removal of allotments not only threatens food security and green living initiatives but also signifies an irreversible loss of community spaces that encourage social interaction and active lifestyles.	11	50%
Housing needs versus community impact	While there is recognition of the need for affordable housing and facilities for the elderly, the proposed allocation of the site for development is contested due to a variety of concerns including the suitability of the area for residents with special needs, the impact on local school congestion and safety, and the broader implications for community dynamics. The density of the development, alongside limited improvements to support infrastructure, raises questions about the overall liveability and the balance between meeting housing targets and preserving the quality of life for the broader community.	11	50%
Environmental and aesthetic impact	Concerns about their impact on local green spaces, wildlife, and the overall aesthetic of the area, understood to be an area of outstanding natural beauty (AONB)/National Landscape. The fear of increasing air pollution, particularly around schools, and the destruction of green buffers provided by allotments highlight a broader apprehension regarding the sustainability of such developments. Furthermore, the elevated position of the site could make the proposed housing widely visible, potentially altering the character of the area and infringing upon its natural beauty.	10	45%

Theme	Description	Count	Percent
Support for alternative land use	Amidst the opposition to residential development, there is a call for preserving and expanding green spaces, particularly for allotments. The community expresses a strong desire to enhance local food production capabilities and green living practices as essential components of a sustainable future. This perspective champions the value of allotments for their contribution to food security, environmental sustainability, and the social fabric of the community, advocating for land use that prioritizes these aspects over housing development.	10	45%
Access and safety issues	Access points to the site, such as Canville Rise and Rysted Lane, are highlighted as problematic due to their potential to increase through-traffic, intensify congestion during school runs, and complicate emergency vehicle accessibility. Concerns about safety risks, particularly for children attending the nearby Churchill primary school, and for residents requiring emergency services, accentuate the inadequacies of the current access arrangements. Moreover, the risk of flooding and accident-prone junctions near the access points underscores the broader safety and health implications of the development.	8	36%

## New Ash Green – Baseline Sites

### HO21 – The Forge, Ash

Theme	Description	Count	Percent
Land use and development restrictions	Limited availability of development land due to design, land ownership structure, and green belt restrictions around NAG. It also highlights the necessity of complying with local employment policies to ensure existing facilities are retained or appropriately replaced. Balancing these stringent policy requirements against the need for development, such as housing, underscores the complexity of potential development projects.	4	80%
Environmental considerations and green belt impact	This area of discussion addresses concerns about the environmental impact of further development on new ash green's green belt areas. It includes worries over biodiversity net gain (BNG) targets being too ambitious for specific sites, and the broader implications for the green belt. Balancing the need for new housing and development with the preservation of natural spaces and minimising environmental degradation presents a complex challenge, reflecting a critical need for sustainable development practices.	2	40%
Community facilities and local economy	The potential loss of the builders' merchant, a crucial facility for local residents and tradespeople, signifies a broader concern regarding the maintenance of vital community services and the local economy in the face of development projects. Emphasizing the need for strategic regeneration, such as revitalizing the village centre, this topic encapsulates the importance of retaining, or finding alternatives for, existing facilities to support the community's economic and social fabric amidst development pressures.	2	40%
Housing and infrastructure tensions	A significant tension exists between the need for additional housing and the local infrastructure's capacity to support new dwellings. The statements draw attention to various challenges, including the existing GP practice being at capacity, parking issues due to recent developments lacking provisions for additional spaces, and congestion exacerbated by the absence of bus services. This topic explores the difficult balance between meeting local housing needs, including affordable housing options, and ensuring the infrastructure can sustain additional residents without compromising safety and accessibility.	2	40%

Theme	Description	Count	Percent
Transportation and safety concerns	The absence of adequate public transportation options, such as buses, coupled with insufficient parking provisions for new developments, has led to increased road congestion and safety issues, particularly around pedestrian crossings. This topic underscores the intertwined nature of development, transportation infrastructure, and community safety, pointing towards a pressing need for comprehensive planning that addresses both current deficiencies and anticipates future demands.	1	20%



## MX12 – New Ash Green Village Centre

Theme	Description	Count	Percent
Housing and development balance	Need to provide modernised and affordable housing within sensible volumes to preserve the village's ethos while facing constraints due to space, parking, and existing infrastructure. Prospects of regeneration must carefully balance the village's architectural heritage and the natural environment, against the pressures of increased density and the need for additional services.	14	78%
Public services and community assets maintenance	Recognizing the vital role of community assets like shopping outlets, libraries, doctors' surgeries, and the need for their retention and improvement. Explores the challenge of ensuring these facilities meet the needs of both existing and new residents, enhancing the village's livability and community spirit without sacrificing valuable resources for housing.	13	72%
Infrastructure and service pressure	Addressing the challenges in infrastructure and public services exacerbated by new developments. The existing strain on healthcare, education, and utilities highlights the urgent need for upgrades and expansions to accommodate growing populations. Proposals must ensure the enhancement of vital services including GP surgeries and schools to prevent future overstretch.	13	72%
Public opinion and design approach	The debates around the proposed developments, focusing on residents' concerns regarding parking, the preservation of the village centre ethos, and the aesthetics of new constructions. Advocates for designs that respect the original architecture and public spaces while incorporating modern necessities, ensuring developments align with community values and expectations.	9	50%
Transportation and accessibility	The critical evaluation of inadequate public transport services and the high reliance on cars, shedding light on the consequences of this dependency such as road congestion and parking issues. Solutions include improving bus connectivity, designing sufficient parking solutions, and making new developments accessible without exacerbating current transportation woes.	9	50%
Sustainability and green initiatives	Emphasizing the necessity for greener building processes and the importance of designing with sustainability in mind. Development plans should include provisions for electric vehicle charging points and prioritise pedestrian design, reflecting a shift towards environmentally friendly and sustainable living spaces while considering the ecological impact on the site.	2	11%

## HO22 – Grosvenor, Church Road, Hartley

Theme	Description	Count	Percent
Community and infrastructure adequacy	Current infrastructure, including GP services, educational facilities, and transport links, are insufficient to support the current population effectively, let alone the influx from new developments. Concerns range from overstretched medical services to inadequate parking and reliance on private transport due to poor public transport provisions, further complicating the lives of residents without cars and contributing to climate change through increased emissions.	8	73%
Environmental impact and greenbelt preservation	Many residents and critics highlight the contradiction between the proposed developments and ecological and greenbelt preservation goals. Issues such as the threat to local wildlife, the destruction of ancient woodlands, increased flooding risk due to greenbelt development, and the overarching impact on climate change are major concerns. The debate encapsulates the struggle to balance housing needs with environmental conservation practices.	7	64%
Housing needs and development feasibility	There's a clear demand for diverse housing, including smaller homes for downsizing elderly residents and accessible homes for those with limited mobility. However, challenges such as the disparity between the need for affordable housing and the types of housing proposed, the financial feasibility tied to greenbelt development costs, and safety concerns for pedestrians highlight the complexities in meeting these needs effectively.	5	45%
Accessibility and safety concerns	The absence of pavements, inadequate lighting, and the narrowness of existing roads raise significant safety concerns for pedestrians, including those with prams or mobility aids, and the general traffic safety related to increased construction and future resident use. These issues are emblematic of broader accessibility and safety challenges that could be exacerbated by further development.	4	36%
Cultural heritage and local character	Concern that the development would undermine the area's historic and aesthetic values, which are ostensibly protected under plan 2040. The insertion of new settlements, they claim, could irreversibly change the area's character, from altering its landscape to introducing architectural styles that clash with existing designs, thus diminishing the local heritage and quality of life for current residents.	3	27%

Theme	Description	Count	Percent
Legislation and policy conflict	There's an observable tension between the development proposals and existing environmental and planning policies, including plan 2040 and climate change commitments. Critics argue that proceeding with the proposed developments would not only contravene these policies but also undermine efforts to combat climate change, preserve wildlife, and maintain the integrity of green belt lands. This indicates a mismatch between community planning policies and actual development practices.	3	27%
Social cohesion and community desires	The development proposals have spurred discussions about the desires of local residents to downsize while staying within the community, the appreciation for designs catering to the elderly, and the general aspiration to maintain the traditional character of the area. This speaks to a broader theme of developing in a way that respects and reflects the needs and values of the existing community.	2	18%
Utility and service capacity	Concerns about the local electricity grid and general utility infrastructure paint a picture of a community at its capacity limit, unready for the additional demand that development would bring. Issues like power cuts and already overstretched medical services underscore the need for significant infrastructure improvements before any further population increase can be considered.	2	18%

## Otford - Baseline Sites

### HO23 - Otford Builders Merchants, High Street

Theme	Description	Count	Percent
Support for development versus local business relocation	There is general support for the allocation, reinforcing its deliverability and the positive implications of utilising a brownfield site. However, this enthusiasm is tempered by apprehensions regarding the displacement of local businesses, indicating a need for balanced development strategies that consider the livelihoods and continuity of existing community enterprises.	3	60%
Sustainable development and environmental impact	The choice of a brownfield site is seen as a responsible and appropriate use of previously developed land which aims to minimize environmental impact. However, there is a strong emphasis on the need for the development to incorporate suitable modifications to ensure a lesser environmental footprint and address concerns regarding the current width restriction for access.	2	40%
Traffic flow and accessibility concerns	The development is acknowledged for its potential but raises significant concerns regarding the impact on local traffic, particularly the exacerbation of delays during rush hour. The requirement for suitable access to the road is stressed, alongside worries that an increase in the number of cars and potential overcrowding in the village could negatively affect the quality of life for existing residents.	2	40%

## HO24 – Ryecroft, Ryecroft Road, Otford

Theme	Description	Count	Percent
Urban planning and housing density concerns	The proposal is criticized for potentially overdeveloping the site, with a suggestion to reduce the number of units. The increased density could change the street scene significantly, requiring setups like a mini car park, which is both aesthetically and practically problematic. There's a call for a reconsideration of the site's capacity relative to the area's existing standards.	7	100%
Traffic safety and road conditions	The introduction of additional traffic is feared to exacerbate safety risks for both pedestrians and motorists due to poor road conditions, limited parking, and challenging junctions. Concerns also focus on increased traffic potentially causing more accidents, especially where visibility is poor, such as the bend accessing Rye Lane.	6	86%
Infrastructure strain and environmental concerns	There is uncertainty over the development's impact on existing service lines, with fears they may not cope with the added demand. Additionally, concerns about surface water runoff and the environmental cost of potentially reducing green space are prominent. The construction phase itself is anticipated to cause noise, pollution, and disruption, exacerbating existing issues.	3	43%
Community character and heritage impact	The proposal to develop in a heritage village, raises concerns about altering the village's character. Critics argue that such a development would be incongruous with the existing streetscape, potentially diminishing the area's historical ambiance and setting homes close to road boundaries.	3	43%
Community cohesion and social implications	Questions about who the units are intended for highlight potential socio-economic tensions. There is a desire for developments that include adequate garden and parking space, are affordable and ensuring they serve the needs of the community without sacrificing quality of life for existing residents.	1	14%
Accessibility and service provision	The current lack of adequate public transport serving Ryecroft Road adds to the challenges posed by the development. Without improvements in accessibility and concerns about the poor state of repair of local roads, the development could significantly impact residents' daily lives and the overall sustainability of the area.	1	14%
Design and privacy concerns	There are requests for the homes to be designed in a way that minimizes overlooking and maintains privacy, such as a semi-circle layout. This reflects broader worries about the aesthetic impact of new constructions and their integration with the existing residential landscape.	1	14%

## Hartley – Baseline Site

### HO25 – Land to the West of Manor Lane, Hartley

Theme	Description	Count	Percent
Environmental concerns and green belt protection	A significant portion of the feedback highlights the environmental impact of the development, particularly on green belt land, ancient woodlands, and local wildlife habitats. The preservation of these natural resources is considered crucial for maintaining the village's character, biodiversity, and the mental well-being of its residents. Concerns about potential flooding, loss of trees, and degradation of air quality further underline the environmental risks associated with the proposed development.	125	78%
Infrastructure and services strain	There is a consensus on the imminent pressure that the proposed development at Hartley will have on local infrastructure, including roads, healthcare, and education facilities. The development is expected to exacerbate existing problems such as overcrowded schools, insufficient healthcare services, and inadequate transport networks, raising concerns about the overall sustainability and quality of life in the area.	124	77%
Traffic and road safety	The increase in traffic, exacerbated by the development, raises serious concerns about road safety and congestion in Hartley. Narrow lanes, inadequate public transport, and a reliance on cars are seen as major issues that could endanger pedestrians, horse riders, and the overall safety of road users. The potential for more accidents and the unsuitability of existing roads to handle increased vehicular load are highlighted as critical challenges.	121	75%
Impact on local community and lifestyle	The development threatens to alter the character of Hartley, impacting its rural setting and the lifestyle of its residents. Issues such as noise pollution, loss of recreational spaces, and increased population density could change the peaceful and natural environment that defines the village. Concerns about the development's alignment with existing properties and its potential to cause social and infrastructural strain reflect a fear of losing the community's identity.	99	61%
Preservation of wildlife and natural beauty	The development poses a direct threat to Hartley's rich biodiversity, including protected species and ancient orchards. The loss of natural habitats due to construction is a major concern, with implications for local wildlife populations and the overall ecological balance of the area. The community values its surrounding natural beauty and wildlife, viewing it as an integral part of their quality of life that must be defended.	89	55%

Theme	Description	Count	Percent
Community opposition and planning discontent	There is a strong sense of disagreement with the proposed development plans, with many feeling that the process disregards community feedback and local needs. Residents advocate for a planning approach that respects the unique character of Hartley, protects green spaces, and addresses infrastructure deficiencies before considering new housing projects. The sentiment reflects a broader dissatisfaction with planning decisions perceived as prioritizing development over community and environmental wellbeing.	51	32%
Healthcare and education overload	The anticipated rise in population due to the proposed housing developments is expected to place a strain on already overstretched local healthcare and school facilities. With long waiting times for medical appointments and schools at full capacity, there's a concern that the development will only worsen these conditions, potentially compromising the well-being of existing and new residents alike.	34	21%
Public transport and accessibility challenges	Already facing challenges with limited public transport options and train stations, Hartley's residents express concern that the development will increase dependency on personal vehicles, leading to higher pollution levels. The lack of safe and reliable public transport options is seen as a barrier to sustainable development and contributes to the existing infrastructure strain.	4	2%
Alternative development suggestions	There is a strong preference for prioritizing brownfield sites and smaller-scale developments over green belt construction. This approach is seen as less harmful to the environment and better aligned with local infrastructure capabilities. Suggestions for enhancing existing underutilized properties, rather than expanding into new green spaces, indicate a desire for more sustainable and community-focused development strategies.	2	1%

## West Kingsdown – Baseline Sites

### HO26 – Land on the East side of London Road, West Kingsdown

Theme	Description	Count	Percent
Infrastructure stress and service shortfalls	Concern regarding the adequacy of existing infrastructure and services. Insufficient healthcare, educational facilities, and public transport, there is a palpable fear that new developments could exacerbate these issues, leading to overcrowded schools, strained NHS resources, and increased traffic congestion. On the upside, strategic development could bring necessary investment to improve local infrastructure, expanding services and potentially introducing new amenities to cater to the growing population.	51	74%
Transportation challenges	The prospect of increased vehicles from the proposed development leads to apprehensions about heightened air pollution, more frequent accidents, and aggravated congestion, especially given the already congested state of local roads and insufficient public transport options. Conversely, this development challenge presents an opportunity to advocate for and potentially realise improvements in local transport infrastructure, such as enhanced bus services, traffic management solutions, and safer roads, which could benefit both new and existing residents.	40	58%
Environmental and ecological impact	Significant concerns over the loss of biodiversity, degradation of green belt land, and disruption to wildlife habitats. These environmental changes threaten local ecosystems, potentially leading to increased pollution levels, loss of open green spaces, and displacement of native species. Contrarily, development offers a chance to incorporate green infrastructure and sustainable practices that could mitigate some environmental damage and enhance local biodiversity through careful planning and design.	39	57%
Housing and community dynamics	Concerns over the potential transformation of West Kingsdown from a quaint village to a more urbanised town. Critics argue that additional housing could alter the community's character, increase crime rates, and place undue pressure on essential services. Nevertheless, new housing developments could address local housing shortages, providing opportunities for affordable homes and fostering demographic diversity that enriches the community fabric.	31	45%
Flood risk and resource management	Risk of flooding, inadequate drainage, and potential strain on water and electrical supplies, suggesting that the development could push local resources to their limits. However, this situation also calls for the implementation of innovative water management and energy solutions, like sustainable urban drainage systems (suds) and renewable energy sources, which could lead to improved resilience and sustainability for the area.	18	26%



## HO27 – Land at London Road, West Kingsdown

Theme	Description	Count	Percent
Infrastructure and public services strain	The lack of sufficient infrastructure to support an influx of new residents threatens to compromise quality of life.	139	84%
Access to essential services	Potential strain on existing infrastructure and public services, including local healthcare, education facilities, drainage, and utility services.	120	72%
Environmental and green belt concerns	Feedback indicates apprehensions regarding the environmental impact of the proposed development, including the loss of green belt land, potential damage to wildlife habitats, increased pollution, and flood risks. The development's location within an area of outstanding natural beauty/national landscape further exacerbates these concerns.	119	72%
Traffic and safety issues	Residents are alarmed about the potential of increased traffic congestion, pollution, and safety risks. The increased number of vehicles could strain the local road network, exacerbate air and noise pollution levels, and lead to more traffic accidents.	75	45%
Housing and development strategy	Criticisms are aimed at the planning and strategic approach to the proposed development, questioning the suitability and sustainability of housing plans within a green belt area. Issues are raised over selection processes, lack of resident consultation, and the focus on alternative solutions.	61	37%
Community and social impact	The potential transformation of West Kingsdown from a village to a more urban town raises fears of loss of community identity and cohesion. The influx of new residents could alter the character of the village, impacting the tight-knit community fabric and rural lifestyle.	59	36%

## Sevenoaks Urban Area (Option 1 sites)

### HO28 - Land between Back Lane and the A21, Bessels Green

Theme	Description	Count	Percent
Housing and local infrastructure strain	The addition of new housing on the proposed site places further strain on already overstretched local infrastructure, with concerns around the lack of capacity in schools, healthcare services, and essential amenities. The development risks exacerbating existing pressures without clear plans to enhance necessary facilities or create new ones to meet the needs of an expanded population. Furthermore, current road networks and transportation systems may not support the additional demand, leading to potential access issues for residents.	168	74%
Environmental impact and biodiversity loss	The proposed development threatens local biodiversity and could significantly harm the environment by destroying habitats for various wildlife species, including legally protected ones. Building on greenbelt and area of outstanding natural beauty (AONB)/National Landscape land could lead to the loss of crucial green spaces, ancient woodlands, and agricultural land, thereby diminishing the area's natural beauty and ecological value. Concerns also extend to potential air, noise, and light pollution increases, further degrading the quality of life for existing and future residents.	158	70%
Green Belt preservation	The development contravenes policies aimed at conserving green belt land and protecting areas of outstanding natural beauty. There is opposition to the loss of agricultural land and disruption of natural habitats, highlighting the need for sustainable development practices that preserve these areas for future generations. The importance of maintaining natural buffers, such as between urban areas and countryside, underscores the broader environmental and policy implications of the proposed development.	152	67%
Community health and wellbeing	Development on the proposed site might strain existing healthcare facilities and schools, which are already operating at or beyond capacity, indicating a need for substantial investment in local infrastructure to accommodate the increased population. Additionally, the loss of green spaces and public footpaths diminishes recreational opportunities essential for promoting physical and mental health among community members. Increased pollution and traffic also pose direct threats to residents' health, particularly affecting vulnerable groups like children and the elderly.	137	61%

Theme	Description	Count	Percent
Social and recreational access	The transformation of currently accessible green spaces and public footpaths into housing developments could significantly impact local residents' quality of life by reducing opportunities for leisure, exercise, and community engagement in natural settings. Regular users of the site for recreational purposes express concern over losing valued amenities that contribute to the community's wellbeing, emphasizing the need for careful consideration of social impacts alongside the perceived benefits of new housing.	79	35%
Transportation and road safety	The development raises concerns about exacerbating existing transportation issues, including increased traffic congestion, inadequate road infrastructure for added vehicles, and potential hazards for pedestrians and cyclists. There is notably insufficient pedestrian safety due to narrow, unpaved access roads and a general lack of provisions for non-vehicular traffic, posing risks especially to children and the elderly. Additionally, increased vehicle movements could negatively impact road safety, leading to more accidents and potentially hindering emergency service access.	58	26%

## HO29 – Brittain's Lane, Kippington, Sevenoaks

Theme	Description	Count	Percent
Traffic and infrastructure concerns	Concerns about the impact on the existing road infrastructure, particularly on Brittain's Lane. Numerous statements emphasize the lane's narrowness, lack of pavements, and unsuitability for the anticipated increase in traffic. Concerns also include the potential for more accidents, exacerbated congestion, especially during peak times like school runs, and the inadequacy of current infrastructure to support the proposed 300 homes. The development is predicted to contribute to a notable increase in vehicular usage, stressing the already strained local traffic system and potentially necessitating major road and junction upgrades, which might disrupt the area's semi-rural character.	449	88%
Environmental and green belt protection	There's a strong call to preserve the green belt, areas of outstanding natural beauty (AONB)/National Landscape, and ancient woodlands. The development is seen as a threat to the natural habitat, biodiversity, and the scenic beauty of the region, with potential irreparable damage to protected woodlands and the loss of agricultural lands. Concerns over increased pollution, flooding due to loss of natural drainage areas, and the broader environmental footprint of constructing 300 homes are prominent. The remarks emphasize the need for sustainable development that respects the existing natural and biodiversity-rich landscape.	405	79%
Community and social impact	The prospect of adding 300 homes to Brittain's Lane has stoked fears about the overburdening of local amenities and services, such as schools, GP surgeries, and recreational spaces. There are apprehensions about the lack of sufficient infrastructure to accommodate the growing population, leading to overcrowding in schools and challenges in accessing healthcare. Additionally, the project's impact on the community spirit, local walking paths, and recreation areas used by residents and visitors signifies a threat to the social fabric and well-being of the community.	256	50%
Housing and development strategy	Preference for utilising brownfield sites and underutilized urban areas before encroaching on green belt and AONB lands. There's a call for a more thoughtful approach to development, potentially shifting focus to alternative sites that could better support growth without the negative environmental and infrastructural impacts associated with the current proposal. Concerns about development setting a precedent for further encroachment into protected areas suggest a need for careful planning that respects local character and landscapes.	169	33%

Theme	Description	Count	Percent
Sustainability and accessibility	Doubts have been raised about the proposed development's sustainability credentials, with specific concern over the site's distance from schools, the town centre, and basic services, likely resulting in increased dependence on cars. The absence of safe pedestrian pathways and adequate public transport options further exacerbates the issue, potentially leading to heightened traffic congestion and air pollution. Comments suggest a need for a holistic approach to development that considers not just housing but also the accessibility of essential services and amenities to ensure a sustainable and healthy community.	160	31%

**MX13 – Land at Moat Farm, off Homedean Road, Chipstead**

Theme	Description	Count	Percent
Traffic and road safety	The proximity to major roads such as the M25, A21, and A25 significantly influences the area's traffic volume and road safety, with existing congestion and accident black spots highlighted. Development might worsen these conditions, raising concerns about increased traffic pollution, road accidents, and the general safety of road users and pedestrians. However, strategic improvements and traffic management could alleviate some concerns.	144	87%
Environmental and conservation concerns	Designated green belt and an area of outstanding natural beauty, emphasizing its crucial role in preserving natural habitats, supporting wildlife, and providing leisure spaces. Development could jeopardize these values by leading to loss of green spaces, biodiversity, and exacerbating flooding due to reduced permeability. The balance between maintaining the area's environmental integrity and meeting housing needs forms a significant concern.	100	60%
Infrastructure and service provision limitations	Considerable pressure on existing infrastructure and lacks critical services such as schools, GP surgeries, and retail facilities. Development would intensify these issues, potentially overwhelming local roads, exacerbating congestion, and increasing competition for already oversubscribed services. Conversely, careful planning could introduce much-needed amenities and infrastructure improvements, contingent on comprehensive development strategies.	86	52%
Housing and local character	The potential development on green belt land raises significant debate over the preservation of local character versus the need for new housing. The challenge lies in finding a balance that accommodates growth while respecting the area's heritage, maintaining its scenic landscapes, and protecting its rural identity. Innovative, sensitive design could mitigate some adverse effects, ensuring new development harmonizes with its surroundings.	63	38%
Health and wellbeing effects	Concerns revolve around poor air quality due to proximity to heavy traffic, insufficient medical facilities, and the impact of additional noise pollution on residents' health and wellbeing. These factors emphasize the importance of considering environmental health impacts in the development planning. On the other hand, development presents an opportunity to incorporate health and wellbeing priorities into new community infrastructure.	51	31%
Flood risk management	The site's vulnerability to flooding and drainage issues highlights the need for careful consideration of land use changes. Development could exacerbate local flood risks, affecting both new and existing properties. Implementing sustainable urban drainage systems and preserving natural flood plains could form part of a strategy to manage these risks effectively.	33	20%

Theme	Description	Count	Percent
Social and economic implications	Local residents express concerns about development potentially changing the character of Chipstead village, impacting the local economy, and altering the community dynamic. While the development might strain village resources and alter its rural charm, it also promises potential economic benefits, including job creation and possibly enhancing local services, depending on the approach to integrating new housing with community needs.	17	10%

## Westerham (Option 1 Sites)

### HO30 - Land South of Farley Lane, Westerham

Theme	Description	Count	Percent
Infrastructure and transport challenges	The proposed development in Westerham faces significant challenges related to existing infrastructure and transportation systems. The area's roads, notably Farley Lane, are described as narrow, prone to flooding, and insufficient to handle increased traffic and water runoff. Furthermore, the lack of local public transport options exacerbates concerns over traffic congestion, pollution, and accessibility, highlighting the area's unpreparedness for a significant influx of residents.	47	72%
Environmental and ecological concerns	Development on threatens to disrupt the local ecosystem, including the loss of valuable wildlife habitats, green belt land, and areas of outstanding natural beauty (AONB). The potential damage to biodiversity, including protected species and priority habitats, combined with increased water runoff and flooding risks, raises serious questions about the sustainability and environmental impact of the proposed housing project.	43	66%
Safety and health risks	The proposed development introduces potential safety hazards, including increased risk of traffic accidents on narrow, accident-prone roads and hazardous junctions. Health risks associated with water runoff, flooding, noise pollution, and the disruption of local wildlife and green spaces further underscore the need for careful planning and consideration of the development's broader impacts on the community's safety and well-being.	32	49%
Community impact and local services	The addition of new housing in Westerham is expected to place considerable strain on local services such as schools, GP practices, and recreational facilities, which are already at or near capacity. Increased population density could exacerbate parking difficulties, reduce green spaces, and alter the character of the village, potentially impacting the well-being and quality of life of current residents.	26	40%
Legal and policy framework	Concerns about the development encroaching on green belt land, AONB, and registered common land suggest potential conflicts with existing legal and policy protections for natural and community resources. The requirement for "exceptional circumstances" to justify such developments highlights the tension between development aspirations and policy aimed at preserving the Green Belt.	21	32%



Housing needs vs. sustainability	The debate over the proposed development surfaces tensions between the need for additional housing, including affordable options, and the sustainability of such developments in terms of infrastructure, environmental preservation, and community character. Concerns about overdevelopment and the lack of interest in affordable housing solutions reflect broader issues regarding equitable growth and maintaining Westerham's identity.	18	28%
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## HO31 – Land East of Croydon Road (Southern Parcel), Westerham

Theme	Description	Count	Percent
Traffic and transportation	Concerns revolve around the potential increase in traffic congestion, particularly on the A25 and surrounding roads, due to the influx of new residents possibly relying more on private vehicles in the absence of robust public transport links. There is fear that existing problems like regular flooding, poor road conditions, and dangerous junctions may worsen, impacting road safety and leading to more traffic-related issues, including increased air pollution and deterioration of road edges.	72	76%
Environmental and landscape concerns	This topic encompasses the complex relationship between proposed large-scale development and the preservation of sites of outstanding natural beauty (AONB), green belt lands, and biodiversity, including habitats for protected species like bats and local wildlife. It highlights concerns about the potential loss of agricultural land, the importance of preserving scenic beauty for future generations, and the threats to local SSSIs and ancient woodlands. Critics argue that development could significantly disturb natural habitats, exacerbate flood risks, and introduce detrimental light and noise pollution, undermining the ecological and aesthetic value of the area.	68	72%
Infrastructure and public services	There is a notable apprehension regarding the adequacy of existing infrastructure to accommodate the increased demand that new housing developments would bring. Key issues include overwhelmed GP surgeries and schools, inadequate parking, and the absence of sufficient leisure facilities and public transportation options. Critics argue that without significant improvements to infrastructure, including roads, medical, and educational facilities, the development could strain local services to breaking point.	54	57%
Policy and planning considerations	This topic encompasses criticisms regarding the development process, including the disregard for planning regulations protecting AONB, green belt lands, and SSSIs. There is a call for more thoughtful, scaled-back development that respects existing landscape features and historically significant boundaries, with a planning approach that genuinely considers public interest, comprehensive environmental impact assessments, and meaningful local consultation. Critics argue for prioritising redevelopment of underutilised areas over greenfield sites.	26	27%
Community and health impacts	The development proposals have sparked concern over their impacts on local community integrity and health. Proximity to schools and the need for outdoor recreational spaces are highlighted, with worries that construction noise, dust, and increased traffic would adversely affect children's quality of life and learning environment. The potential for construction and increased population to disrupt quiet village life, contribute to mental health stressors, and erode communal resources and spaces dedicated to well-being is also a significant worry.	21	22%

Theme	Description	Count	Percent
Economic and social sustainability	There are doubts about the development's ability to fulfil local housing needs without causing detriment to the local economy and social fabric, particularly given Westerham's historical significance and current lack of major job sources. Concerns include the pressure on small local businesses, potential harm to tourism due to worsened traffic and environmental degradation, and the overall sustainability of bolting on significant developments without commensurate enhancements to local amenities and employment opportunities.	13	14%
Flood risk and climate resilience	There is widespread anxiety over the existing and potential flood risks exacerbated by development, especially in areas already prone to regular flooding. Critics point out the potential for increased surface water run-off, threatening nearby homes and further straining an overwhelmed drainage system. Concerns extend to the impact of climate change, with expectations of more severe rainstorms amplifying these risks, urging a re-evaluation of development in such susceptible areas.	11	12%

## HO32 – Land East of Croydon (Northern Parcel), Westerham

Theme	Description	Count	Percent
Environmental and landscape concerns	Highlights the conflict between proposed development activities and the preservation of local natural beauty and environmental health, particularly within the area of outstanding natural beauty (AONB) and green belt areas. Challenges include threats to wildlife and biodiversity, destruction of green spaces, increased water runoff leading to flooding, and pollution affecting both natural habitats and human residents.	57	67%
Traffic, transport, and accessibility issues	Adverse impact of the new development on local traffic congestion and transportation problems, with a particular focus on the lack of public transport options, the necessity for car use, and the implications for road safety and accessibility. The risk of exacerbating existing issues, such as the A25 congestion and difficulties related to the Croydon Road, are highlighted alongside the potential for increased accidents and inadequate provision for pedestrians.	49	58%
Infrastructure and community services strain	Addresses concerns about the existing and potentially exacerbated strain on local infrastructure and community services including roads, medical facilities, schools, and public transport systems due to the proposed development. The absence of adequate planning for enhancements to support the increased population could lead to overcrowded facilities and compromised accessibility and quality of services.	44	52%
Impact on local character and lifestyle	Examines the notion that proposed developments could significantly alter the quaint and historic character of Westerham, challenging its aesthetic appeal and potentially diminishing the quality of life for residents. This includes concerns over changing the community's identity, losing open green spaces valuable for recreation and mental health, and risking the area's attractiveness to both current inhabitants and visitors.	29	34%
Concerns for children and education	Reflects worries about the proximity of development sites to schools, specifically regarding noise, air pollution, and safety risks for children. The lack of additional educational facilities to accommodate an increasing population compounds fears that existing schools will be overstretched, impacting the quality of education and children's wellbeing.	24	28%
Public opinion and policy compliance	Captures the community's objections to development plans on grounds of environmental preservation, lifestyle disruption, and inadequate infrastructure expansion. It also questions the compliance of these developments with local and national policies, especially regarding protected areas like the AONB and green belt land, suggesting a need for rigorous debate and reconsideration.	19	22%

Theme	Description	Count	Percent
Flooding risk amplification	Focuses on the concern that development, particularly housing construction, could increase surface water runoff, thereby exacerbating flooding issues on local roads and surrounding areas. It points out existing flooding problems that could worsen, affecting residents' safety, property, and access to essential services.	17	20%
Housing development feasibility and approval	Critiques the planning and approval processes for proposed housing developments, questioning their suitability given the landscape sensitivity, lack of infrastructure, and community opposition. The financial viability for developers against the backdrop of needed investments in infrastructure and environmental safeguards is also discussed.	8	9%

**MX14 – Land at Wolfe Westerham, 190 London Road, Westerham**

Theme	Description	Count	Percent
Community character and green belt preservation	Building could alter the rural character of Westerham and breach green belt policies. Some support cautious development within the draft plan, suggesting a controlled, minimal development could be considered without undermining green belt values.	26	62%
Environmental and ecological impact	Development on the green belt and area of outstanding natural beauty site could lead to habitat destruction, loss of green spaces, and environmental damage. However, redeveloping some already developed parts of the site might align with ANOB purposes without extensive natural damage.	24	57%
Traffic congestion and safety concerns	The potential development is seen as increasing existing traffic issues due to its closeness to roundabouts, petrol stations, and school bus stops. The increased traffic volume could pose safety risks, including increased accidents and strain on the transport network.	23	55%
Economic considerations and local amenities	The development could bring economic growth and new job opportunities to Westerham, but concerns exist about the loss of existing amenities like the petrol station and garage. The proposal raises the issue of balancing new development with the preservation of valuable local amenities.	11	26%
Health and quality of life	The proposed development might negatively affect local residents, especially due to increased pollution. Conversely, a lack of development means avoiding potential worsening of air and noise pollution levels.	11	26%
Infrastructure and service capacity	There's concern that infrastructure isn't sufficient to support new development, with existing roads, schools, and medical facilities already under pressure. Addressing these would require significant infrastructure improvements to accommodate growth from development.	8	19%
Affordable housing and public interest	The debate on building houses focused on the absence of affordable housing in the proposals, suggesting development might not meet broader community needs. Balancing housing needs with respect for green belt restrictions and Westerham's character raises questions on how to best serve public interest in housing provision.	1	2%

## West Kingsdown (Option 1 sites)

### HO33 - Land at Mill Farm, West Kingsdown

Theme	Description	Count	Percent
Environmental and aesthetic impact	The development poses a threat to local biodiversity, landscapes, and the rural character of West Kingsdown. Issues include the loss of green belt land, areas of outstanding natural beauty (AONB), and significant disruption to habitats for wildlife, including protected species. Moreover, additional concerns arise from potential pollution increases (air, noise, and light) and the overall detrimental effect on the natural beauty and green lungs of the area, which are highly valued by the residents for outdoor exercise and well-being.	91	83%
Community and quality of life concerns	The development threatens to significantly alter the fabric of the community, potentially transforming West Kingsdown from a rural village to a town-like environment. Residents fear overdevelopment will diminish the village's unique character, increase the difficulty of accessing essential services like healthcare and education, and negatively affect their quality of life. Concerns extend to the potential loss of spaces for outdoor activities, increased road safety risks, particularly for children, and the disproportionate burden of development on certain districts leading to a sense of injustice within the community.	85	77%
Traffic and infrastructure strain	The proposed development in West Kingsdown and surrounding areas might exacerbate existing traffic congestion and pollution, largely due to insufficient current road capacity and added strain from new residences. Concerns include unsafe conditions for pedestrians due to inadequate pavements, potential gridlock at junctions, and increased accidents at known dangerous spots. While some assert that specific developments like Pedham Place may not significantly impact traffic, the general consensus points towards a severe underestimation of the infrastructure's ability to accommodate the proposed changes.	84	76%
Utility and service overload	The influx of new homes is predicted to put a significant strain on local utilities (water supply, electricity grid) and services (healthcare, schools, shops), which are already struggling to support the current population. The area faces risks of more frequent water supply failures, power cuts, and inadequate healthcare services and schooling facilities, making it difficult to sustain additional residents without substantial upgrades to these fundamental amenities.	72	65%

Theme	Description	Count	Percent
Sustainability and long-term impacts	There's a strong community call for prioritizing sustainable development that respects the long-term environmental, social, and economic well-being of West Kingsdown. This includes maintaining green belt areas, preserving local wildlife, and ensuring any development does not compromise the area's natural beauty, historical landmarks, or contribute to a decline in the physical and mental health of residents. Additionally, there is criticism regarding the lack of comprehensive planning to address these concerns alongside development proposals.	43	39%



### HO34 - Land at Millfield Road, West Kingsdown

Theme	Description	Count	Percent
Impact on local infrastructure and services	There is widespread concern that the existing infrastructure in West Kingsdown, including roads, healthcare services, schools, and public transport, is inadequate to support the proposed development. Residents fear that further development will exacerbate these issues, leading to increased congestion, overstretched medical facilities and schools, and a decline in the quality of public services.	57	69%
Housing and development strategy	The responses reflect a strong objection to further housing development on green belt and greenfield sites, citing insufficient local resources to support additional houses, potential visual impacts, and a lack of consultation or consideration of alternative sites. There is a call for development to respect the existing village boundaries and character, and for any new housing to be integrated thoughtfully and sustainably into the community.	43	52%
Environmental and green belt concerns	Opposition to the development of green belt land and areas of outstanding natural beauty, with many worrying about loss of wildlife habitat, increased pollution, and the irreversible damage to the natural landscape. This concern extends to fears about the impact of construction and increased traffic on air quality, noise levels, and light pollution, as well as the potential for flooding due to drainage issues.	43	52%
Transport and traffic issues	The lack of adequate public transport and the anticipated increase in traffic and congestion are major concerns. Many fear that the already stretched local transport services will not cope with the influx of new residents, forcing reliance on cars and exacerbating existing congestion and road safety issues, particularly in light of events at Brands Hatch and the village's location near major roads like the M25 and M20.	41	49%
Access to essential services	Concerns about infrastructure such as healthcare, education, and shops are paramount. Reports of already overstretched GP practices and schools, along with worries about the capacity of local shops and utilities to handle an increased population, suggest a broader apprehension about the village's ability to maintain its quality of life in the face of development.	25	30%

Theme	Description	Count	Percent
Preservation of local character and well-being	A strong desire to preserve the rural character and natural beauty of West Kingsdown is evident, reflecting wider concerns about well-being, mental health, and the importance of green spaces for community recreation and wildlife. Residents value the village's small community vibe and are apprehensive about any development that could diminish these qualities.	23	28%
Community and social impact	There is a prevalent fear that the development will lead to a loss of the village's identity, transforming it from a small, tightly-knit community into a more urban and anonymous area. Concerns include the potential increase in crime rates, the pressure on local amenities and services, and the disruption to the community's way of life, including the impact on local wildlife and agriculture.	8	10%

## Standalone Settlement (Option 2 Site)

MX15 – Pedham Place, London Road, Swanley

Theme	Description	Count	Percent
Traffic and infrastructure strain	The anticipated increase in traffic, potentially exacerbated by the proximity to junctions and local attractions, alongside concerns over the adequacy of existing infrastructure to support the development, underlines a concern around road congestion, air pollution, and public safety. Suggestions for improved transport links and infrastructure enhancements are weighed against apprehensions over the feasibility and effectiveness of such measures.	861	78%
Environmental impact and preservation	Concerns over the potential negative environmental impacts of the development at Pedham Place, such as increased pollution, disruption of wildlife habitats, and destruction of green belt land and areas of outstanding natural beauty (AONB)/National Landscape, juxtapose with the proposed creation of new green spaces and the necessity to meet housing and infrastructure needs. The debate highlights the balance between development and the preservation of natural landscapes and biodiversity.	734	67%
Green belt and spatial policy challenges	Opposition to the encroachment on green belt land and AONB, emphasizing the need to protect open spaces and prevent urban sprawl, opposes views supporting the development for its potential to contribute to housing stock and local economy. This reflects broader concerns about spatial planning policies, sustainability, and the reconciliation of developmental and environmental objectives.	636	58%
Community and health services pressure	Fears over the added strain on local healthcare, educational institutions, and emergency services due to population increase from the proposed development contend with the promise of new facilities and services. Concerns about overcapacity and the sufficiency of public services underscore the importance of planning and investment to address the needs of both existing and future residents.	353	32%
Socio-economic considerations	The debate oscillates between the potential socio-economic benefits of the development, such as job creation, community amenities, and addressing housing shortages, and apprehensions about housing affordability, the character of local villages, and the adverse socio-economic impact on existing communities. Questions over the allocation of affordable housing and doubts about the commitment to community facilities.	298	27%

Public participation and transparency	Critiques over the consultation process, representation of local views, and the transparency of decision-making processes point to broader issues of governance, community engagement, and trust between residents, local authorities, and developers. Calls for re-evaluation of plans, improved participation mechanisms, and adherence to national planning frameworks underline the demand for a more inclusive and accountable planning approach.	79	7%
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## Employment Sites

### EM1 – Land at Bartram Farm and adjacent to Vestry Road, Sevenoaks

Theme	Description	Count	Percent
Environmental impact	A significant concern is the potential adverse effect on the green belt around Sevenoaks, suggesting a tension between development objectives and environmental conservation. This topic encapsulates worries about the loss of open space, biodiversity, and the role of green belts in limiting urban sprawl, highlighting a critical debate on balancing development needs with ecological preservation.	1	100%
Infrastructure strain	The statements point to apprehensions regarding the exacerbation of pressure on local infrastructure due to the new site's development. This underlines the critical view that existing facilities and services (such as roads, schools, and healthcare) might be inadequate to support an increased population, leading to congestion, overuse, and possible deterioration of infrastructure quality.	1	100%
Resident well-being	Concerns revolve around the welfare of existing residents in light of the proposed development, emphasising worries over negative repercussions such as potential decline in quality of life or disruption to daily living, which could stem from construction, increased population density, or changes to the community fabric.	1	100%

## EM2 – Land at Upper Hockenden Farm, Maidstone Road, Swanley

Theme	Description	Count	Percent
Traffic and infrastructure strain	Highlights the issues of existing traffic congestion and the infrastructure's inability to handle current, let alone increased, demand. It underscores the negative impact of further development on local roads, particularly around areas already noted for pollution and capacity problems, against suggestions for road improvements and the construction of additional routes to ease congestion.	6	35%
Sustainable development and infrastructure adequacy	Discusses the challenge of aligning new developments with sustainable goals and ensuring that infrastructure (roads, public transport) can effectively support both current and future residents. It involves balancing development ambitions with practical considerations of what the existing infrastructure can support, amid calls for improvements to handle anticipated growth.	5	29%
Environmental preservation vs development needs	Balances the concern for conserving green belt lands and preventing ecological degradation against the need for residential and commercial development to cater to population growth and economic expansion. This includes the dilemma between maintaining natural landscapes and meeting housing demands for young professionals and families.	4	24%
Local economy and community impact	Weighs the potential benefits of attracting new residents, creating employment opportunities, and enhancing the economic profile of Swanley against concerns of overdevelopment, loss of village character, and increased service demands causing chaos and disruption within the community.	4	24%
Access to green spaces and local amenities	Outlines concerns over reduced access to countryside and local amenities due to proposed developments, evidencing a tension between expanding living and commercial spaces and maintaining open, accessible green areas for recreation. This encompasses debates over the role and preservation of green belt areas in urban planning amidst pressures for expansion.	3	18%
Pollution and quality of life concerns	Examines the detrimental effects of development on air and light pollution levels, reflecting on the potential exacerbation of already high pollution areas, and the impact on the local quality of life. This is contrasted with the support for development that might stimulate local economy and enhance the area, implying a need for environmentally sensitive planning.	3	18%

### EM3 – Otford Road Depot, Otford Road, Sevenoaks

Theme	Description	Count	Percent
Traffic and infrastructure concerns	The existing traffic situation, especially at the Bat & Ball junction, and the claim of overstressing the existing infrastructure depict major challenges. However, the site's good road access and its proximity to Bat & Ball railway station present opportunities for improving connectivity. Proposals for a direct off-road cycle path and concerns about exhaust pollution in Otford village suggest a need for infrastructure development that encourages sustainable transport options and addresses traffic congestion.	5	71%
Planning and development strategy	The site's release from the green belt and prioritisation for development due to issues with other sites in the district reflect strategic considerations. The land's existing ribbon development along Otford Road and its lack of new strategic planning considerations suggest a complex planning context. The need for a balanced development strategy that takes into account environmental, infrastructural, and community concerns is crucial for sustainable growth.	3	43%
Land use and efficiency	The utilisation of the currently under-used brownfield site for business and employment is seen as a way to put the land to better use, suggesting a potential positive economic impact. However, there are worries about the adverse effects on existing residents and the green belt, pointing towards the need for thoughtful planning that enhances local employment opportunities while maintaining community welfare and preserving green spaces.	3	43%
Wildlife and environmental impact	Concerns have been raised regarding the proximity of the development at site to the wildlife reserve, highlighting potential negative impacts. Suggestions include the creation of an eastern entrance to the reserve for better access and proposing that any new development be shielded from the reserve by trees to mitigate visual and noise pollution. This highlights the need for a balanced approach that fosters development while ensuring minimal environmental disruption and enhancing access to natural spaces.	3	43%
Accessibility and recreational benefit	Suggestions for improving recreational and sports facilities, along with the desire for enhanced social infrastructure benefits, underscore the potential for the site to contribute to community wellbeing. The emphasis on public ownership and the need for sound infrastructure for easy access to amenities reveal an opportunity to improve liveability and promote healthy lifestyles through careful development planning.	2	29%

## Gypsy and Traveller Sites

### GT1 – Seven Acres Farm, Edenbridge

Theme	Description	Count	Percent
Traffic and safety concerns	Increased development, especially the expansion of traveller sites, is predicted to lead to higher traffic volumes, exacerbating existing congestion on narrow roads like Hever Road and posing safety risks for pedestrians, cyclists, and horse-riders. There are also mentions of dangerous driving and insufficient access routes, highlighting the necessity for traffic impact assessments and improvements to local transport infrastructure.	16	47%
Housing and development strategy	The allocation of sites for housing and traveller pitches, especially on green belt land, ignites debate over the appropriateness of locations and the need for a balanced, fair approach to development that considers environmental sustainability, infrastructure capacity, and local community needs. A strategic, consultative approach to development planning is necessary to address the diverse concerns raised.	16	47%
Environmental and rural character preservation	The development proposals, particularly on green belt land, are criticised for potentially damaging the rural and environmental character of the area around Edenbridge and Hever. Issues include pollution, noise, destruction of wildlife habitats, and erosion of green belt land, underscoring the need for sustainable development practices that protect and preserve the natural and historic landscapes.	15	44%
Community impact and social cohesion	The concentration of gypsy and traveller sites in Edenbridge, alongside reports of antisocial behaviour and community tensions, points to broader issues of social integration, community relations, and fair distribution of traveller sites across the district. Efforts to ensure equitable site allocation and foster community cohesion could help mitigate these concerns.	15	44%
Infrastructure and service capacity	Concerns are raised about the adequacy of existing infrastructure and services, such as roads, medical facilities, and schools in Edenbridge, to support new developments. The lack of police presence and the closure of a hospital diminish local service capacity, suggesting that further development may exacerbate these issues without careful planning and significant investment to enhance local infrastructure and services.	11	32%



Theme	Description	Count	Percent
Planning and legal compliance	Repeated instances of unlawful development and non-compliance with planning regulations, including unauthorised expansions and building on green belt land, raise questions about enforcement and adherence to national planning policies. The planning inspectorate's previous refusals and enforcement notices suggest a need for stricter oversight and adherence to legal planning processes to ensure developments are sustainable and compliant.	10	29%
Health and quality of life	The cumulative effect of the development on local residents' is a recurrent theme, with impacts ranging from increased pressure on medical services to changes in the local environment that could diminish the area's appeal. Addressing these concerns requires balancing development needs with the preservation of community well-being and accessibility to health services.	1	3%

**GT2 – Station Court, Sevenoaks Road, Halstead**

Theme	Description	Count	Percent
Population density and infrastructure	The site is facing concerns related to overpopulation, triggered by the proposed tripling of mobile homes without enhancing amenities. Critics draw parallels to overcrowding akin to a caravan storage park, highlighting the strain on existing infrastructure and the lack of planning permission for many structures. This growth contrasts with the potential for using the land differently, such as for affordable housing, especially given its beneficial proximity to a station. The challenge lies in balancing the site's capacity with sustainable development, ensuring that the infrastructure can support the community while preserving quality of life.	4	57%
Planning permissions and legal compliance	Comments suggest the development has sparked controversy due to many unauthorized buildings and the planned significant increase in mobile homes beyond the local plan's approval. This situation highlights issues related to legal compliance, the enforcement of planning permissions, and the integrity of land use policies. Navigating these challenges involves a rigorous planning process, ensuring that developments are in line with local plans and regulations while considering the broader impacts on the community and the environment.	2	29%
Traffic and environmental impact	The introduction of more mobile homes is expected to exacerbate traffic congestion, particularly with lorries, vans, and trucks frequently accessing the site along residential roads. The already significant parking issues around Knockholt station indicate a strain on local infrastructure, raising concerns about noise, pollution, and the general well-being of surrounding communities. Addressing these concerns requires a thoughtful consideration of site access, vehicle management, and the environmental footprint of the development to mitigate negative impacts.	1	14%