

# HILDENBOROUGH PARISH COUNCIL

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Adem Mehmet  
Planning Officer  
Tonbridge & Malling Borough Council

19 January 2021

Dear Mr Mehment,

**Hildenborough Parish Council OBJECT to the Raphael Medical Centre's planning application TM/20/02442/FL for the following reasons:**

1. The site lies within the Metropolitan Green Belt where there is a strong presumption against Policy Framework 2012. We believe the proposed development comprises inappropriate development which is by definition harmful to the Metropolitan Green Belt. In addition, the materially larger scale of the proposed building (in terms of its increased height, floorspace and footprint) would cause substantial harm to the open characteristics of the site and the openness of the Green Belt in this location, seeing as the lane has many rural aspects, No very special circumstances exist which would be sufficient to outweigh the degree of harm caused to the Metropolitan Green Belt.

The site lies in open countryside, outside the rural settlement confines of Hildenborough where Tonbridge and Malling Borough Core Strategy 2007 Policy CP14 seeks to restrict new development to a limited number of instances. We feel the proposed development does not meet any of these defined exceptions and therefore represents an inappropriate form of major development in the countryside, contrary to the requirements of this policy. There are no overriding material planning considerations which indicate that the provisions of Tonbridge and Malling Borough Core Strategy 2007 Policy CP14 should be set aside.

2. We also raise the issue of privacy to the adjacent properties in Hardwick Road especially as well as other neighbouring properties and an infringement on those properties through light pollution produced by the considerably larger building.

3. We also raise huge concerns surrounding the traffic and access situation on Coldharbour Lane, there currently is no footpath from Tonbridge Road (B245) to the proposed site and the lane is consequently very dangerous for pedestrians and cyclists, especially those with young children. The potential increases in traffic due to the potential development is substantial and we are therefore very concerned about the safety of road users as a result of this proposal. Should this planning application be approved we would strongly urge that S106/278 agreements should provide a footway from the site to Tonbridge Road (B245) for the protection of pedestrians and cyclists.

4. The proposals seem to be substantially the same as the previous planning application TM/15/03345/FL which was refused in January 2017.

5. It is unclear whether this application is for 36 or 40 beds and seems to indicate that the same number of staff as are currently employed with the same number of parking spaces available.

6. It does not appear a bio-diversity study has been undertaken on this site which provides habitat for a wide range of flora and fauna.

Yours sincerely,

Pam Gow

Clerk to Hildenborough Parish Council