

LOCAL DEVELOPMENT FRAMEWORK – CHRONOLOGY
(particular regard to Isles Quarry West)

2003	Work commences on the review of the Tonbridge and Malling Borough Local Plan
Sept 2003	Public Consultation on the Issues Report . In this document it was indicated that: <i>Borough Green is surrounded by tracts of land that have been despoiled by mineral extraction. It was suggested that an Area Action Plan might enable a focused approach to the land use and transportation planning issues in the area including the investigation of any opportunities for a modest scale of development to meet employment and affordable housing needs and that this might necessitate a local review of Green Belt boundaries.</i>
9 June 2004	LDF Steering Panel - received a report, for information, on the response to consultation on the Issues Report. This included representations from: <ul style="list-style-type: none"> • <i>Hansons – indicating that there was scope for 200 houses in Isles Quarry with provision for affordable housing, open space and the construction of the Bypass.</i> • <i>Borough Green Parish Council – supported the removal of land within the line of the Borough Green Bypass from the Green Belt and indicated that changes to the Green Belt boundary at Isles Quarry would also probably be supported if there were tangible benefits to the Parish.</i>
July 2004	Informal Member-level seminars on a planning area basis to discuss the issues.
16 Nov 2004	LDF Steering Panel - considered the Council's response to representations on the Issues Report. In respect of Isles Quarry the response was that: <i>There would have to be some exceptional case of local need to justify the release of land from the Green Belt at Borough Green. It was accepted that the LDF would need to adopt a strategy towards the provision of affordable housing in rural areas. If it was concluded that there are affordable housing needs in the Borough Green area that cannot be met within the existing built up area, and that Borough Green, because of its Rural Service Centre designation, is a suitable location to meet those needs, then a brownfield site, such as Isles Quarry, adjacent to the built-up area would be considered first before any greenfield sites.</i>
Jan 2005	Public consultation on the Borough Green Parish Plan by the Parish Council <i>The Parish Plan identified an affordable housing need in the area and indicated that to combat the problem new housing schemes should be encourage (paras 18.9 & 18.10). Isles Quarry was identified as the only significant area in the parish that might be suitable for new housing and that discussions had taken</i>

	<i>place with Hansons (para 17.10)</i>
April 2005	<p>Borough Green Village Plan Action Plan published by Parish Council, which (in para 4.15):</p> <p><i>confirmed the need for affordable housing, recognised that small infill sites will not meet this need and that the only large site available was Isles Quarry West where a suitable mix of housing could be built. This site will only become a realistic possibility on completion of the bypass and the adoption of the haul road.</i></p>
21 April 2005	<p>LDF Steering Panel - considered a report on Affordable Housing Options for the LDF. This report considered the option of concentrating affordable housing needs of the wider rural area at Borough Green in the following terms.</p> <p><i>In this context, the submission made by Hansons is considered worthy of further consideration. This proposal is supported in principle by the Parish Council and appears to have at least some local support. The Village Plan identifies a need for further affordable housing in the village. It can be argued, in the context of the affordable housing needs of the wider area that an exceptional justification exists to support the release of Isles Quarry West from the Green Belt and its allocation for housing. Certainly this is an option that could usefully be tested through consultation on the Preferred Options.</i></p> <p>This approach was agreed as the basis for progressing the LDF.</p>
21 July 2005	<p>LDF Steering Panel - considered a report on the independent Sustainability Appraisal of the LDF Options which concluded that the option of concentrating affordable housing needs at Borough Green was a more sustainable option than dispersal.</p> <p>The Panel also approved the Preferred Options Report for the purposes of public consultation. This included the proposal to remove Isles Quarry from the Green Belt and to identify it as a strategic housing site.</p>
Sept 2005	<p>TMBC carry-out Public Consultation for 6 week period on Preferred Options, including an exhibition over two days in Borough Green Village Hall which clearly identified the Isles Quarry proposal.</p>
6 June 2006	<p>LDF Steering Panel - considered the response to consultation on the Preferred Options and approved the Core Strategy, Development Land Allocations DPD and the Tonbridge Central Area Action Plan for submission to the Secretary of State.</p> <p><i>Borough Green Parish Council indicated that, in principle, it agreed with the suggestion that Isles Quarry West site should be developed for housing subject to a comprehensive review of the infrastructure, both social and physical.</i></p> <p><i>It was reported that there had been a fairly substantial amount of opposition to</i></p>

	<p><i>the proposal (which included an objection from Mr Taylor) to the release land from the Green Belt at Isles Quarry West and that there was little support for the proposal other than from the land owner who suggested some changes to the boundaries. However, there was no objection to the proposal from GOSE, KCC, KWT or CPRE. It was agreed to retain the proposal but refine its extent.</i></p>
1 Sept 2006	<p>The Core Strategy, Development Land Allocations DPD and Tonbridge Central Area Action Plan were all submitted to the Secretary of State. There was a statutory 6 week period for representations to be made. In addition to meeting all of the statutory requirements all those who had previously commented on the LDF (including Mr Taylor) were notified by letter.</p> <p><i>A number of objections were received to the Isles Quarry proposal, mainly from opposing landowner/developers who were promoting alternative sites. There were some objections from local residents though not as many as at the Preferred Options stage (no objection was received from Mr Taylor).</i></p> <p><i>Borough Green Parish Council indicated that it was “strongly supportive of the principles set down in Policy H2 (which is the policy which allocates Isles Quarry West for development in the Development Land Allocations DPD)”</i></p>
26 Mar 2007	<p>LDF Steering Panel – report for information on the issues for the Public Examination. In respect of Isles Quarry West, the issues identified by the Inspector issues were:</p> <ul style="list-style-type: none"> • <i>Is the Borough Green area the right location to meet affordable housing needs of the Malling rural area? If not, where should these needs be met?</i> • <i>If Borough Green is the appropriate location to meet these needs, is the allocation of Isles Quarry West sound, or are other sites clearly preferable (north of A25 at Platt, RMC Borough Green Sand Pit, Gracelands north of Ightham)</i>
9 May 2007	<p>Public Examination of Core Strategy commenced. One day was set aside to consider the Borough Green issues.</p> <p><i>Although not a statutory objector, Mr Taylor appeared as a witness supporting the development of one of the alternative sites (Gracelands at Ightham – fresh land in the Green Belt) and was allowed by the Inspector to express his arguments against Isles Quarry West, including challenging the validity of the Borough Green Parish Plan Action Plan.</i></p>
15 Aug 2007	<p>Inspector’s Report on the Core Strategy received. On the Isles Quarry issue:</p> <p><i>The Inspector first addressed the principle of whether affordable housing should be dispersed rather than concentrated at Borough Green. She concluded that there is a pressing need for affordable housing in the Malling rural area and that development at Borough Green is likely to lead to a more sustainable pattern of development than could be achieved elsewhere.</i></p> <p><i>She then considered the merits of the Council’s proposal at Isles Quarry West.</i></p>

	<p><i>First, she did not consider the loss of employment land would have an unacceptable impact on the employment strategy. On the issue of traffic, it was her view that the development of the site for housing would significantly reduce the number of HGVs visiting the site and would provide an opportunity for a comprehensive approach to the management of the highway network in the vicinity to minimise the impact of traffic generated by the housing. She did not believe the site was poorly related to the centre of the village as some had suggested. She considered the Council's description of the site as derelict and despoiled was accurate. She found the site to be well screened and that its development for housing would have a neutral impact on the AONB. Whilst the provision of affordable housing on the site was an important factor the Inspector considered that it was the range of benefits that would be achieved arising from the particular circumstances of the site which together constitute the exceptional circumstances necessary to justify its exclusion from the Green Belt.</i></p> <p><i>In coming to her conclusions about Isles Quarry she had before her a series of alternative sites. She found that none of them would offer the package of benefits that would result from the development at Isles Quarry. It was her view that there was no site or sites so clearly preferable in overall terms to Isles Quarry to convince her that the Core Strategy was unsound.</i></p> <p><i>It is of note that she made no mention of the Borough Green Parish Plan.</i></p>
25 Sept 2007	Core Strategy adopted by Council (including the proposal to remove Isles Quarry West from the Green Belt and its identification as a strategic site).
20 Nov 2007	Public Examination of the Development Land Allocations DPD (which includes Policy H2 which identifies the extent of development at Isles Quarry West on the Proposals Map and the detailed terms of its release).
17 Mar 2008	Inspector's Report on the Development Land Allocations DPD received. Other than one point of detail, she did not consider the Isles Quarry issue because it had been dealt with at the Examination of the Core Strategy.
21 April 2008	Development Land Allocation DPD adopted by Council