

From: Valerie Severn, EM&L Parish Council <valerie.severn@btconnect.com>
Sent: 10 October 2019 10:47
To: Robin Gilbert
Subject: TM/19/01814/OA - Land west of Winterfield Lane, East Malling

For the attention of Robin Gilbert

Hi Robin

East Malling and Larkfield Parish Council would like to make the following comments on the above:-

Archaeological Assessment

The Parish Council is working through the individual documents which it notes are mostly headed up "Leybourne" although this site has always been in East Malling for hundreds of years as shown by this document.

This had lead on page 12 to setting out what the Domesday Survey records about Leybourne instead of East Malling. For accuracy we wish to record that the entry for this Parish, then called Metlinges, states it was part of the possessions of the Archbishop of Canterbury with 7 carucates of arable land plus 3 in demense an 38 villiens plus 12 borders. It records the church with 5 servants, two mills, 21 acres of meadow, plus wood for the pannage for 60 hogs. This is taken from Hasted. The church is no doubt that of St James the Great in East Malling village.

He goes onto the record the Manor of East Malling was given to the nunnery of the adjoining parish of West Malling where it stayed until dissolved in 1538. This no doubt included this land rather than it being dominated by the Leybourne Castle as the submitted document states. Indeed in more modern times the land was probably connected to The Hermitage, West Malling the A20 gate cottage to which still exists on the A20 shown as "Lodge" on the north west corner of the OS Map of 1936 at Figure 9. With a driveway leading to The Hermitage and tree lined.

Furthermore, at paragraph 4.8.2. reference is made to the map of Andrews and Drury of 1769 that is purported to be at Figure 3. However, the map extract there shows the area around Birling Place in the entirely different parish of Birling Place in the entirely different parish of Birling and not the area of where the development site is situated. We ask the correct extract is provided.

We would also place on record that Winterfield Lane bordering part of this site to its east is clearly ancient sunken road especially at the London Road (A20) end and led up to a group of buildings of some sort at Couch Green (see 1797 Map at Figure 4) so in our view is a local historical feature. As the maps show footpath across the area are long standing and both may lead to "finds"?

We consider care should be taken in developing the site, if this was allowed, and that appropriate conditions should bge imposed to make sure any archaeology that may come to light is recognised.

Regards

Val Severn
Clerk to East Malling and Larkfield Parish Council
01732 844546

Robin Gilbert

From: Valerie Severn, EM&L Parish Council <valerie.severn@btconnect.com>
Sent: 16 October 2019 15:44
To: Robin Gilbert
Subject: FW: TM/19/01814OA Forty Acres Field

Importance: High

Hi Robin

I have been asked to report that a resident has drawn attention to what he describes as the picturesque copse at Forty Acres Field which contains raised and undulating earthworks.. It is said these are of unknown age or purpose.

The Parish Council has previously commented on one of the historical reports and would ask this site be investigated. At the very best if permission were granted there should be a condition to make sure there is a watch for archaeological finds which may come to light.

The site is of course next to the A20 road from London, a turnpike between Wrotham and Larkfield Gate close to Wealden Hall, and it will be recalled that Roman remains have over the years been found at nearby Larkfield lastly at what is now Bradbourne Fields

Regards

Val Severn
Clerk to East Malling and Larkfield Parish Council
01732 844546

From: [Valerie Severn, EM&L Parish Council](#)
To: [Planning Applications](#)
Cc: [David Thornevell](#)
Subject: TM/19/01814/OA Forty Acres
Date: 26 October 2019 16:35:57

For the attention of Robin Gilbert

Hi Robin

Herewith further comments from East Malling and Larkfield Parish Council on the above application:-

These are further comments addressing the issues of the proposed community hall, the public footpaths, and the proposed link road through the site from the A20 to Winterfield Lane. The parish council objects to the principle of development of this green field site and these will follow shortly.

- **Community Hall.**

The application proposes a new community hall but as we have indicated we would question the need for such a hall here as there are already three halls within East Malling. There is the parish council owned hall in New Road; the Institute hall next to the King and Queen run by a separate charity; and the hall and other facilities close to this site in Chapman Way. This last set of buildings was the former primary school and is also run by another separate charity with not only a hall but a Pre-School next door. There is also a café and a number of community events take place. And there is a Scout Hut off Mill Street.

Further afield there is a community hall on the other side of the A20 at Leybourne and a parish council owned hall, Larkfield Hall, in New Hythe Lane and also two smaller halls at Church Farm. If this application is approved we would welcome the concept of improving such community facilities but this might be best achieved by upgrading the halls that already exist.

Public Footpaths.

The site is crossed by public footpaths MR119 from the A20 diagonally across to Lucks Hill and West Malling Station and MR 120 from the A20 opposite Rectory Lane to Winterfield Lane at its junction with Chapman Way. These are well used footpaths used for recreational purposes including dog walking especially by the residents of the built up north of A20 at Leybourne and Larkfield. They are also used by those walking to and from West Malling station. They are also used for longer walks taking in the countryside southwards by linking to MR117 and the whole network between East and West Malling.

- It is the Parish Council's view these are important paths and their existence is a relevant

planning consideration. The comments of the Public Rights of Way Unit of KCC are noted and if the development is approved we would support everything they say. We would look to appropriate conditions to be made either through planning or highway legislation.

- However, the whole ambience of these paths would be changed and they would cease to be rural public paths and instead be changed to routes running through a built-up area. This would be a wholly different experience for users and we feel the loss of these rural paths would be detrimental to the local community.

The Link Road.

The parish council **OBJECTS** to the link road running through the site as it considers it would attract traffic to it and be likely to increase traffic using the network of roads and lanes to the south of the site and between East and West Malling.

- It is noted that the current A20/Winterfield Lane/Lunsford Lane junction with its traffic light is estimated to be at overcapacity by the end of the draft Local Plan period. Indeed there is queuing at peak times for traffic coming out of Lunsford Lane and Winterfield Lane to join the A20.
- The background to this is that by observation the parish council is aware of traffic going north/south follows a route from the A228 along Leybourne way turning right into Lunsford Lane or Gighill Road to travel southwards to the A20. There is an opposite flow and this use is particularly at peak times. Some of this traffic then turns right off A20 into Lunsford Lane to head south either via Lucks Hill into West Malling or left along Chapman Way to New Road and then south through East Malling village with its constricted nature to join A26 at either Teston or Watlington. Some vehicles also use the narrower route south up Broadwater Road and either Pikey Lane or Well street out via The Heath to Watlington Road. This “by passes” East Malling High Street and Chapel Street with its narrow carriageway and parked cars with congestion at peak times.
- It should be recorded the route down to Teston is part of a “southern by pass” to Maidstone with drivers going over Teston bridge. From Watlington traffic lights the route south joins the A228 to Paddock Wood and beyond.
- These flows are separate from those people who use the A228 across junction 4 of the M20 and then via the Leybourne and West Malling by pass.
- We are of the opinion that a new road through the estate will attract through traffic to it as:
 1. It avoids the “hollow lane” section Winterfield lane up to Chapman Way.
 2. Traffic coming out of Lunsford Lane to use Winterfield Lane and vice versa get caught by two sets of lights at the junction whereas using the new road will avoid this.
 3. All new roads attract traffic and people who currently do not use the route may divert to it.

By attracting traffic to the route through the new residential area it will be detrimental to the new house occupants. Such new residential areas should not immediately become part of the through road routes. It is also the case that the

Southern part of Winterfield Lane being a lane with no footway is unsuitable to accept more traffic including extra movements from this development and would be particularly detrimental to pedestrians whose needs should be taken into

Account. The same applies to the lanes between East and West Malling such as Broadwater Road which form part of the designated Quiet Lanes network made by KCC and which is intended to be to the benefit of walkers, cyclists and

Horseriders.

It would appear these possibilities have not been taken into account either by the Highway Authority or the applicants although we appreciate they are to some extent a matter of prediction. We ask they be fully considered.

Regards

Val Severn

Clerk to East Malling and Larkfield Parish Council

01732 844546

East Malling & Larkfield Parish Council

From: [Valerie Severn, EM&L Parish Council](#)
To: [Planning Applications](#)
Cc: clerk@westmallingspc.org
Subject: TM/19/01814 - Forty Acres
Date: 25 November 2019 13:03:00
Attachments: [Forty Acres Info.pdf](#)

For the attention of Robin Gilbert

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Hi Robin

Further comments in respect of the above from East Mallings and Larkfield Parish Council:-

1. It has been drawn to our attention the site may have been crossed by an ancient highway – “Army Street” – as per the attached article and map in “Archaeologia Cantiana” Volume 89 by a then local historian C L Sinclair Williams who lived in Well Street.
2. The map shows a route from the A20 diagonally to Couch Green so historical finds may come to light along that route.

Regards

Val Severn

Clerk to East Mallings and Larkfield Parish Council

01732 844546

THE CWYLLA OF
KING EDMUND'S WEST MALLING CHARTER

By C. L. SINCLAIR WILLIAMS

At some time during his brief reign from A.D. 942 to 946 King Edmund made a gift of land in Kent to Buhric, Bishop of Rochester.¹ The location and extent of this land approximated to the present parish of West Malling, but the precise interpretation of the bounds given in the charter has remained a subject of speculation.

Of special interest is a reference to a spring or stream, near the boundary with East Malling, for which the charter employs the Anglo-Saxon word *cwylla*² (*cwyllan* in the oblique case). Wallenberg observes that this is 'the only case of *cwylla* "well, spring" evidenced in OE.' He says further: 'Well Street in East Malling may perhaps be a reminiscence of the fact that there was a *cwylla* in this district.'³

In accordance with the custom of the times the body of the charter was in Latin with the definition of the bounds in Old English. In reproducing this charter Thorpe rendered the Old English into Latin,⁴ but mistranslated the unfamiliar word *cwylla*. His version of the passage where this word occurs is: '*et sic recte Austrum versus ab Orientis crocia [vel patibuli]*⁵ usque ad amplam viam.' In rendering into modern English, Fielding perpetuated this error, and compounded it by adopting Thorpe's alternative as though it were part of the original text, thus: 'and so southward from the east of the cross or gallows to the roadway.'⁶

The relevant passage in the original Old English (substituting modern forms for the runic 'th' and 'w') is as follows: 'Of cinges fyrthe on offahames gamaere. Thanan on here straet, andlang straete ofar lylle burnan oth east meallinga gamaere, & swa riht suth be eastan tham cwyllan oth tha wyde straet, suth andlang straete on geriht oth cinges fyrthe.' This may be translated into modern English as: 'From the

¹ W. G. de G. Birch (ed.): *Cartularium Saxonicum*, London, 1885-93, 779.

² J. R. C. Hall, *Concise Anglo-Saxon Dictionary*, London, 1898, 63, gives '*cwylla*—well spring'.

³ J. K. Wallenberg, *Kentish Place-names*, Uppsala, 1931, 252.

⁴ J. Thorpe, *Registrum Roffense*, London, 1769, 479.

⁵ R. E. Latham, *Revised Medieval Latin Word List*, London, 1965, 336, gives '*patibulum*—gibbet c. 1138, 1430; cross, rood 11c, 1240, post 1300; pillory, 1570.' That Thorpe gave it as an alternative suggests that he had only the meaning 'gibbet' in mind.

⁶ C. H. Fielding, *Memories of Malling and its Valley*, West Malling, 1893, 10-11.

King's wood [plantation] to the boundary of Offham. From thence to the Army street. Along [this] street over the Lylle bourn as far as the boundary of East Malling; and so straight south by a spring to the east as far as the Wide street. South along [this] street right on to the King's wood [plantation].⁷

The 'Army street' appears to have followed the route of the present London-Maidstone road (A20) for a short distance eastwards as far as the Town Hill turn. Here, the A20, which is also the boundary between the parishes of West Malling and Leybourne, bears slightly northwards. It is suggested that the ancient 'Army street' continued straight on, picking up the present boundary again near the Lylle Bourn. Continuing this straight line the East Malling boundary is then reached some four hundred yards further on. By keeping to the present London-Maidstone road the parish of West Malling would be left before reaching the Lylle Bourn and one would cross into the parish of Leybourne instead of into East Malling. In King Edmund's time the East Malling boundary may have been somewhat closer to the Lylle Bourn. Today, in this vicinity, the West Malling boundary bulges eastwards, just after turning south, to skirt the grounds of 'The Hermitage'. Reference to the map will show that where the boundary first turns southwards it is roughly in line with the East Malling boundary further south, beyond 'The Hermitage'. This suggests the possibility that in early times, the boundary ran in an uninterrupted straight line from the point where it first turns south; that is to say, where it left the 'Army street' and today leaves the London-Maidstone road.

A short distance along the road from West Malling to East Malling, east of the parish boundary, and on what is suggested may have been the route of the 'Army street', there is a cross-roads, known until recent times as Crouch Green but now garbled into Couch Green. The place-name 'Crouch' usually derives from Middle English *cruche*, Old English *cruc*—'cross'. Perhaps Thorpe was misled by this place-name in translating *cwylla*, confusing it with the Old English verb *cwellan*—'to kill, slay, murder'. He may well have proceeded to deduce 'cross' as an instrument of execution, with the alternative 'gibbet'.

Wallenberg appears to have been able only to assume that there was a stream or spring locally from which Well Street derives its name. It is, in fact, in this hamlet that there rises the stream which flows northwards, giving Bradbourne House its name and becoming Ditton Stream before debouching into the Medway. The spot is known today as 'Springhead', though there is evidence that, in the early seventeenth century ⁷ *Here street* can be translated as 'High road', and *Wyde street* has been translated as 'Broadway'; but such renderings are considered to take some liberty with the text, and for clarity the literal translations are preferred. ⁸ For this occurrence, derivation from Brit. *crucco*—'hill, barrow, mound' could be argued, but this alternative is not relevant to the present discussion.

*but note the mound 136 at Crouch Green
'Dine Tull' (Man-made, says Ralph L.)*

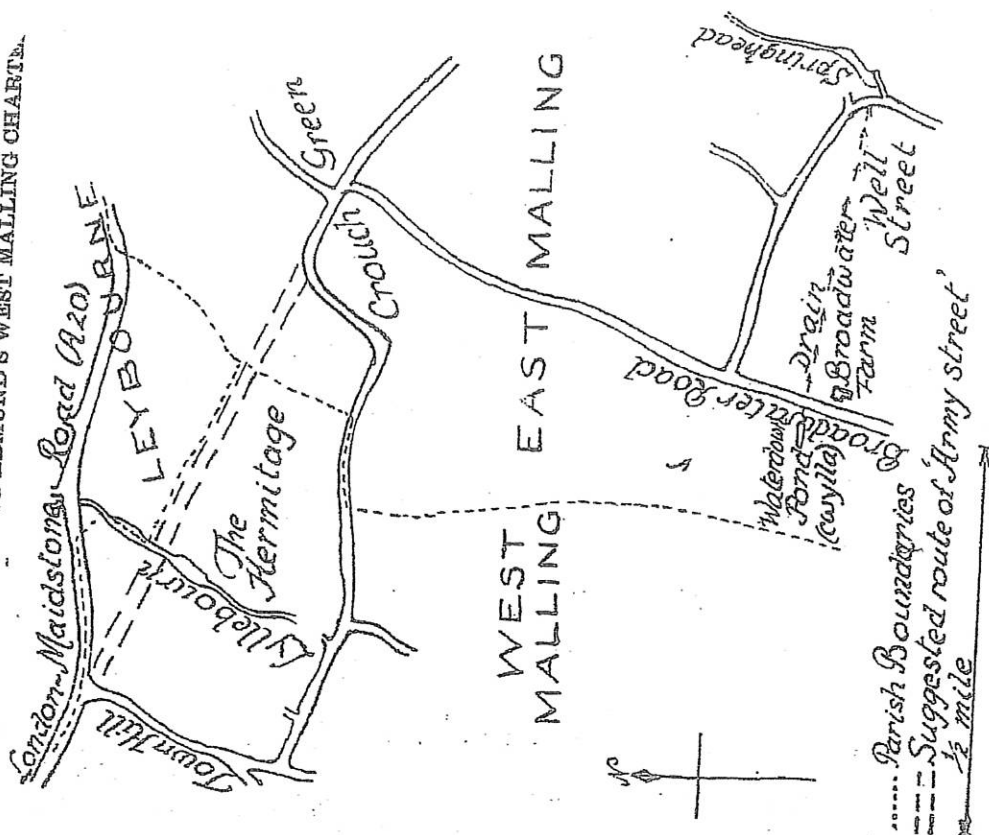


FIG. 1.

century, it was known as the 'Well Head'.⁹ Surprisingly, although this stream provided power for mills since at least Domesday until a few decades ago, it has remained un-named on its course to the point where it enters the parish of Ditton.¹⁰ It may well have been called the 'Bradbourne' in early times, but no record has been traced. However, in

⁹ Deed dated 1609, KAO U47/46 T38.

¹⁰ This stream was the subject of an article in *Salmon and Trout*, no. 100, 1941, when it was referred to as 'The Malling Bourne'. The new owner of its spring-head and upper reaches has revived this name.

postulating this water as the *cwylla* of the charter, Wallenberg appears to disregard the objection that this would place the eastern limit of King Edmund's gift over half a mile within the boundary of East Malling. Moreover, the charter gives the bounds as a line directly south from the 'Army street' at the East Malling boundary, after crossing the 'Lyle bourn'.

Although Wallenberg notices Broadwater Farm and traces references to this place-name as early as A.D. 1240,¹¹ he does not associate it with the *cwylla*. The farmhouse stands in Broadwater Road which runs north and south about two hundred yards within, and roughly parallel with, the East Malling boundary. It is this stretch of the bounds of King Edmund's gift which has the *cwylla* to the east. There is, however, today no water worthy of the name 'Broadwater' closer than the spring-head in Well Street. At a distance of more than half a mile, deep in a little valley, and in Saxon times probably even more obscured by trees than it is now, this spring-head could hardly have served as a landmark in tracing the boundary. It is equally unlikely that Broadwater Farm could have taken its name from a stream at this distance.

But just west of Broadwater Road, a hundred yards or so from the present farmhouse, there is a small pond. This pond is situated in land bearing the name 'Waterdown' on the Tithe Award map of 1842. At the same place, two adjoining fields are shown under the names 'Waterdowne Hill' and 'Waterdowne Bottom' in an estate survey of 1681-84.¹²

The pond is spring-fed and drains under Broadwater Road into a tunnel which flows eastwards for a short way until it disappears underground. The water is then conveyed by agricultural drain to the spring-head at Well Street. Map evidence is lacking, but the route of this drain was confirmed when a new water-main was laid in Well Street early in 1973 and the mechanical digger struck the drain-pipe. The flow ceased during the dry summer of 1973, but it was observed to gush water into the Well Street spring-head on one or two occasions after heavy rain. Land contours make the Well Street spring-head the natural direction of water-flow from Broadwater Farm and from Waterdown Bottom.

The evidence leaves little doubt that this nameless little pond is the *cwylla* of King Edmund's charter. It is just east of the West Malling boundary with East Malling where this boundary runs south from what was once the 'Army street'. It is exactly in the location described in the charter. The place-names associated with this location suggest

¹¹ J. K. Wallenberg, *The Place-names of Kent*, Uppsala, 1934.
¹² KAO U49 P4.

that in the Middle Ages the pond was of considerably greater extent than it is today, while in Saxon times it was significant enough to serve as a landmark. Topographically insignificant though this pond has become, it has the distinction of preserving a word in our Anglo-Saxon dictionaries which would otherwise have been lost.

From: valerie.severn@btconnect.com
To: [Planning Applications](#)
Cc:
Subject: TM/19/01814/OA Forty Acres, East Malling
Date: 10 January 2020 11:24:28

For the attention of Robin Gilbert

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Hi Robin

Having read the letter from Boyer dated 9th December we wish to record we are pleased the amendment proposes the removal of the link road through to Winterfield Lane, and this amendment is now shown on the illustrative Master Plan.

The Parish Council felt for the reasons previously given, this would be detrimental not only to the new residents if permission is granted by having a through road across the site but the wider community by increasing traffic flows on the roads and lanes to the south.

It is noted that a footpath link and cycleway is still shown out to the Winterfield Lane/Chapman Way junction with just an emergency access. This is supported.

At our meeting it was pointed out that existing public footpath MR120 also emerges here and it would be desirable they be on the same line. Looking at the layout it would seem a diversion of this path which runs across to the A20/Rectory Lane junction would be necessary. No doubt this would be considered in due course with KCC, and we would record we feel the link to Rectory Lane should be kept.

Regards

Val Severn
Clerk to East Malling and Larkfield Parish Council
01732 844546

From: valerie.severn@btconnect.com
To: [Planning Applications](#)
Subject: 19/01814 Forty Acres
Date: 11 February 2020 13:14:01

For the attention of Robin Gilbert

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1. We have noticed that the Landscape Officer by response dated 14th January 2020 was to make further comments on the landscape aspects of this application.
 2. We would draw attention to the Medway Gap Character Area SPD which does make reference to the character of the London Road, Leybourne and especially on page 22 and the map on page 23. We ask this be taken into account in assessing this application. The map particularly shows the shaw opposite the junction with Rectory Lane which we consider to be an important local feature. There is also a scattering of small trees along the A20 northern boundary of this site some of which were cut down last year and arguably some are within the limits of the highway.
 3. The map also shows the narrow belt of woodland separating Winterfield Lane, an old sunken highway, from the Winterfield estate to the east and highlighted in green. But there is also the same belt of trees adjoining the eastern boundary of Forty Acres on the bank, again some on highway land, and these trees create an archway effect over Winterfield Lane giving an important local character. This should be kept.

From: valerie.severn@btconnect.com
To: [Planning Applications](#)
Subject: TM/19/01814 Residential development - land on corner of Winterfield Lane, East Mallong
Date: 14 February 2020 09:29:05

For the attention of Robin Gilbert

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Hi Robin

1. It appears our comments on the principle of developing this greenfield site were not sent through and these are now set out below.
2. The existing Local Plan shows this as a countryside site and Policy CP14 and associated ones apply.
3. On the draft Plan submitted to the Planning Inspectorate the site is also shown as within a proposed extension of the Metropolitan Green Belt so as to protect the setting of West Mallong with its many Listed Buildings and designated Conservation Area. It was also to prevent the joining up of West and East Mallong plus Larkfield/Leybourne to the north. This proposal had significant public support through the Local Plan Reviews process and it would be preferable for the issue to be considered by the Examination in Public.
4. It should also be recorded the land has been used for arable farming for many years and this should be taken into account. We believe it is high grade land.
5. Although the illustrative layout plan shows the public paths crossing the site being kept (which is welcomed) they would cease to be rural countryside public paths.

Regards

Val Severn
Clerk to East Mallong and Larkfield Parish Council
01732 844546