

From: [REDACTED]
To: [Local Plan \(TWBC\)](#)
Subject: New Local Plan Ref STR/SS 1
Date: 26 February 2024 20:24:13

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Dear the people this concerns,

I'm writing with concerns about the planned future development in and around Paddock Wood. There are a couple of things that we are concerned with:

There is significant flooding in Paddock Wood, for example Gravelly Stream along the western side. This accepts diverted water from the Tudeley Brook Stream in Five Oak Green which fills the culvert under the railway and then floods areas around Ribston Gardens and Laxton Gardens and up towards Badsell Road. Paddock Wood is therefore already suffering flooding from streams located in Capel Parish. There is no consideration of this issue in the plan. As a resident of Ribston Gardens we see what happens first hand when the stream fills up. With an increase in housing this would badly affect us further without the correct considerations and mitigations put in place to prevent this. We see that the borough has failed to correctly implement the NPPF requirements and would not be able to deliver a safe and sustainable development. This would also lead to the local plan being flawed.

Secondly we have concerns over the fact that as the number of planned houses has now been reduced, we are seeing that certain facilities being in the original plan have been removed. One such thing is the new sports hub which would be beneficial to the area not just for sports clubs but also for the local community groups as well. With an increase in numbers in the area we will now have less space to create and bring new sports and activities to the area for the good and well being of people as health and wellbeing is a big part of the general plan going forward.

Our final concern comes with the fact that the town centre is not included in the plan that is being put forward. This goes completely against Paddock Wood town council's own plan. The town centre is very much in need of improvement and regeneration going forward. If you plan to build at least 2600 new homes then the infrastructure needs to be in place that the town can manage the people moving in. This will include things like road and infrastructure improvement to allow better access to the station and surrounding area. A rebuilt modern high street that can cope with the demands of what people need and require. New schools both primary and secondary to manage the increase in families moving to the area. Finally we need a new doctors surgery, our current one in Woodlands Heath centre is not taking any new patients and this is before the current house building is finished in Paddock Wood. This infrastructure is no longer included in the local plan and will mean that residents will have to find other means to get by. The last bit I would

like to add is the road infrastructure rounds here would not be able to cope with a huge increase in traffic. For many years Tunbridge Wells borough council have promised a cycle lane to Tonbridge and never delivered without a road infrastructure plan in there I feel the roads in and around Paddock Wood would become so clogged any plans for A green agenda go out the window.

With these things in mind we feel that we have to object to the Local plan put forward by Tunbridge Wells Borough council as it has failed to speak to the local residents and just aims to dump as many houses as possible on a flood plain as far from Tunbridge Wells and as close to the boarder of the next borough council so they can pick up the slack and deal with the issues that will rise from this. Also as residents we will have to endure the constant increase of flood risk with the extra water flow created in the local streams that will eventually lead to current residents not being able to be insured against such risk.

Regards Alexander Christofis