

From: [REDACTED]
To: [Local Plan \(TWBC\)](#)
Cc: [REDACTED]
Subject: Comment on TWBC Town Plan
Date: 23 February 2024 23:51:51

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Response to Tunbridge Wells Town Plan

We are writing to express our concerns about the Tunbridge Wells Town Plan issued in February 2024.

Flooding

Our prime concern relates to the issue of Flooding set out in section 12 of the Plan. In particular we are concerned about the matters referred to in Sections 12.10 and 12.11 of the Plan. Rhoden Stream runs through our garden and it is currently struggling to cope to the increased level of water that is coming from Paddock Wood with the level of development that has already taken place. Our land regularly floods with the stream breaking its banks.

As noted in the Plan, the developers are planning to deposit a minimum of 50,000 litres a day into this small stream to serve the development. This is quite apart from the extra run-off water that the development will create. In addition, there is no mention of the expected increase in rainfall from the impact of climate change which is forecast to increase global rainfall by 37%.

As noted in Section 12.11 Rhoden Stream can only take so much water and there has been no upgrade of the Stream, no upgrade of the culvert and no upgrade of the ditches and streams on the opposite side of these culverts. The proposal to increase the level of water going into this Stream is completely unrealistic without causing significant flooding to the properties in Lucks Lane and the surrounding area as well as affecting the roads.

Paddock Wood Infrastructure

As highlighted in the report Section 6.6. Paddock Wood town centre is not part of the Paddock Wood Structure Plan. This means that present facilities are expected to cope with the additional demands from the homes proposed. Basic amenities such as local doctor practices are already fully utilised.

Traffic

The extra properties will also create additional traffic in areas which are already subject to traffic jams such as joining the A21 at Matfield, the A228 at Paddock Wood Hop Farm. In addition, the lanes around Paddock Wood are being used as “rat runs” for traffic with lorries using lanes which are completely unsuitable for them. As a result the surface of the roads are deteriorating with pot holes and the verges are collapsing, making the roads dangerous for users and damaging vehicles.

We consider that access to Lucks Lane and Wagon Lane should be restricted with speed bumps and bollards to stop lorries using the road.

In conclusion, we consider that the development will exacerbate existing flood risks to properties on the outskirts of Paddock Wood, will create additional demand on limited resources and result in traffic on roads which are not designed to cope with it.

Regards

Mr D & Mrs Boobyer

