

Submission 24-1

To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum does this representation relate?

4.0 Paddock Wood strategic growth

Which part of the plan does your comment relate?

Paragraph

Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it:

Yes No

Legally Compliant Selected Not Selected

Sound Selected Not Selected

Please use this box for any other comments you wish to make.

4.24 The Inspector recommends that development should not be allocated in Flood Risk Zones 2 and 3 if other sites of lower risk of flooding are available.

In my opinion if this advice is followed, as endorsed by the NPPF, the Local Plan is Legally Compliant & Sound

If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?

No, I do not wish to participate at the examination hearings

Submission 24-2

To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum does this representation relate?

3.0 Review of the proposal for a new garden village at Tudeley

Which part of the plan does your comment relate?

Paragraph

Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it:

Yes No

Legally Compliant Selected Not Selected

Sound Selected Not Selected

Please use this box for any other comments you wish to make.

3.7 paragraph 96

I agree and support the Inspectors recommended option to remove the Tudeley Village Housing Allocation to make the Local Plan both legally compliant & sound. As his findings have shown there's no exceptional circumstances to justify removal of this land from the Green Belt.

There will be serious impacts on the highway network. The deliverability of the development and Five Oak Green Bypass are also under question.

In my view the Tudeley Village site should not be reconsidered for development when this Local Plan is reviewed in the future. Even if Government Policy changes making it easier to take land out of the Green Belt the detrimental impact of the increase in traffic on the roads in and around Tonbridge can never be mitigated.

Paragraph 3.33 TMBC are also anticipating the effects to be severe on the town and the impact on the surrounding roads don't seem to have been taken into consideration.

Windfall sites for development in Five Oak Green, Tudeley and Capel, built in accordance with a Neighbourhood Plan would give a fairer, more sustainable growth to the Parish. These could also be the opportunity to provide improvements through section 106 funding that would benefit the community.

Although removing Tudeley Village and lowering the East Capel housing allocation makes it difficult for TWBC to fulfill their housing target, an early review of the Local Plan would be prudent given the tumultuous few years the UK has experienced. Hopefully by then there will be more stability in demographics and the economy to give an updated and more realistic housing need.

If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?

No, I do not wish to participate at the examination hearings

Submission 24-3

To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum does this representation relate?

3.5 Issue area B: The Five Oak Green Bypass

Which part of the plan does your comment relate?

Paragraph

Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it:

Yes No

Legally Compliant Selected Not Selected

Sound Selected Not Selected

Please use this box for any other comments you wish to make.

3.40 -3.45

Deleting the Tudeley Village from the Local Plan and the associated Five Oak Green bypass will make the Plan Legally Compliant & Sound.

There are many potential detrimental effects from the FOG bypass: there will be a visual impact on the local landscape, the historic character, the setting of the High Weald AONB & on listed buildings. These will be difficult to mitigate.

The disruption to roads and the village of Five Oak Green during its construction will be substantial and this road will 'carve up' the parish.

For these reasons when this Local Plan comes up for review the Five Oak Green bypass should not be reconsidered.