

**From:** [REDACTED]  
**To:** [Local Plan \(TWBC\)](#)  
**Subject:** Public Consultation - Local Plan  
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Dear RTW Council

I have already submitted my responses to the Consultation Plan using the preferred on line channel, but each time I receive a notification that it is held in draft and not submitted. Having tried twice, I have thus reverted to the old fashioned way of email.

My points of concern relate to Site 231 in Speldhurst (Langton Road, behind Ferbies)

- In the findings report, site 123 Wallers, has been deemed unsuitable due to TPO's within the site. However there are several TPO's within site 231 which have no mention from the inspector which appears inconsistent. Recommendation – Inspector comments on TPO's on 231 and applies consistent findings.
- Site 231 requires a full Highways study. In 1978 the deeds on our property show a driveway access closed. Then in 2016 the Highways findings found insufficient visual splays to/from the site and the corner of Went Farm. These splays have not altered since 2016, other than the trees with TPO's have grown, thus reducing the visual splay. Every week we hear blaring car horns when cars exit Ferbies. An access even closer to the Went Farm bend will be a serious road safety issue. Recommendation - Inspector revisits the RTW/Kent Highways 2016 report and subsequent TPO impacts
- Building restrictions of the site. There is a documented height restriction on dwellings? Has this been considered to mirror Ingleside and Keepers Lodge, which comply with the height stipulations. Recommendation that the Inspector reviews such restrictive clauses before deeming the site suitable for housing development. They will need to be Bungalow/Chalet.
- Deeds of Ingleside list a restrictive covenant that states no new dwellings can be built within a set distance from the end boundary of Ingleside Land. Recommendation that the Inspector reviews such restrictive clauses before deeming the site suitable for development.
- Considering this proposed site will be the first visual of housing when entering the village, is the site to be reflective of the village? Recommendation that the Inspector considers this as the first visual when entering one of the most respected villages in Kent

Kind Regards

Richard Larkin

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