

Submission 43-1

**Which part of the plan does your comment relate?**

Policy

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

Yes No

**Legally Compliant** Not Selected Selected

**Sound** Not Selected Selected

**Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038)(as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.**

Paddock Wood is a complete hotch potch of inefficient measures to mitigate for flooding. Geography dictates that although the town itself is pretty flat we sit at the bottom of a hilly area which is not really recognised in the plan. Rainfall in Matfield, Brenchley, Pembury etc will find its way downhill and enter the water courses in Paddock Wood which are little more than ditches. SOutherm Water have failed to provide a proper solution for the town, A promised 'ring main' was shelved in favour of piecemeal activities and developers taking their own mitigation efforts which may (or may not) work.

The revised flood zone maps move many parts of the existing town into flood zone 3 where houses would not now been built. But where does the plan mention that any measures will be taken to alleviate the increased risk of flooding existing properties? where's the plan for the improving flood defences for those areas now in the highest band?

**Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

TWBC must show more strategic planning activity with Southern Water and the EA to provide a detailed strategy for protecting current properties. The plan does not mention this - only planned developments. What's going to protect my house with dual rainwater/wastewater drains and no flood measures in place or planned.

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

I part own land in Lucks Lane through which Gravelly Stream and the West Rhoden flow. I can confirm that NO representations to us as landowners has taken place and NO discussions about how we might be able to support flood mitigation through establishing wetland etc have taken place.

**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 43-2

**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?**

8.0 Overview and Conclusions

**Which part of the plan does your comment relate?**

Policy

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

Yes No

**Legally Compliant** Not Selected Selected

**Sound** Not Selected Selected

**Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038)(as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.**

In conclusion I ask that TWBC:

1. Conduct a further consultation period specifically for Paddock Wood and to come and speak with local people and work WITH the Town Council
2. Consider the impact on the people who live in Paddock Wood. There will be massive upheaval for many years to come for us - and what do we get out of it?? Nothing.
3. Reevaluate the new housing targets. DO you really need this amount of housing supply? Many of the new homes already built are unoccupied. Local people won't buy them and if there isn;t local need what's the point??
4. BROWNFIELD before green field sites always. has TWBC really scoped all potential sites for brownfield development or have they just gone for greem field because it's easier...

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

Thank you for the opportunity to comment. I have found the whole process extremely difficult to navigate and understand. The process is not written in plain english and one can only assume that the 'man on the street' would find this unfathomable. YOu will not get a range of responses and views from ordinary people unless the consultation process was made easier. TWBC could come and speak with people and help them to understand the process and submit their response. But they just stick it on line.

**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 43-3

**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?**

6.0 Infrastructure

**Which part of the plan does your comment relate?**

Policy

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

Yes No

**Legally Compliant** Not Selected Selected

**Sound** Not Selected Selected

**Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038)(as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.**

The omission of plans for the Town Centre from the plan really odd. The direction of travel for the town centre is infill with flats and removing permanently any chance for developing a market square for instance or anything other than what we have now which meets the day to day needs of the current population. What do TWBC have planned for the Town Centre?? We have no idea and how a local plan that has a massive impact on Paddock Wood can move forward before plans for rejuvenating the town centre and ensuring it is fit for the new town that's envisaged are released is hard to understand.

**Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

TWBC must tell us what is planned for the town centre and how this will be integrated in a cohesive way with the rapid expansion of the town. Currently these plans are not being made public so it is a real missing link.

**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 43-4

**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?**

Policy

**Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038)(as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.**

Covered in previous answers

**Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

The Inspector's findings that revisit the growth strategy for PW set out the reduction in housing allocation which is welcomed although the scale is astonishing for a small town with NO associated infrastructure improvements.

The developments permitted under the previous Local Plan have added nothing to the town in terms of betterment for local residents and the lack of a cohesive strategy for the existing and planned developments is extremely disappointing.

Dealing with the Town centre as a supplementary paper is disingenuous and not to include it in the local plan a significant missing piece of the jigsaw – so significant that we consider that the revisions are being made in isolation and encouraging a less than joined up approach.

Paddock Wood needs an identity and a vibrant Town Centre to bring together the new community in a pleasant, safe and interesting environment. What we currently have is a small shopping area with a good number of independent shops and businesses which largely meet the needs of the existing population for day to day needs but for the larger shops, cinemas, restaurants, wine bars, gyms, people drive out of town to visit Maidstone, Tonbridge and Tunbridge Wells or take the train to London. There is little in Paddock Wood to encourage people to spend money in the town, particularly true in the evening though the worrying recent increase in anti-social behaviour will need to be addressed properly . Barring an excellent supermarket, an Indian restaurant and two pubs there is little to bring people into the Town Centre after working hours.

This has been exacerbated by the piecemeal developments of Churchill Homes and the latest one in Station Road which have taken prime town centre sites and made them residential resulting in permanently restricting retail and social space in this area. A huge missed opportunity which cannot now be replaced. A further site has now gone up for sale (the ex Jewson's site) and should not be permitted to add to the increasing number of residential properties in the vicinity of the town centre until the promised masterplanning issues come into play and ensure that there is planned town centre development rather than the current hotch potch.

In addition we are very concerned that the TWBC revisions relating to Paddock Wood fails to address the Paddock Wood Neighbourhood Plan which was approved by the community in October 2023 and should be reflected. An enormous amount of work went into this plan which seems to have been ignored which is very disappointing. The principles of the Neighbourhood plan should be reflected throughout any continuing growth strategy and this includes a planned approach to the town centre. Given the proposed expansion of the town set out in the TWBC revisions to the local plan, the current situation is entirely inadequate.

People need a welcoming town centre to provide places to socialise, eat out, a range of independent shops and businesses and provide an incentive to walk into town rather than drive to surrounding areas. The omission of the town centre from the local plan is a massive and damaging oversight.

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

TWBC's officers made much of 'betterment' for existing Paddock Wood residents in the original draft local plan. This was explained as 'improved flood measures' for residents. Well that worked - not- my house (1960 built) is now in flood zone 3 as is the only doctor's surgery. Betterment? we've had an incredible amount of disruption and just as the three current developments are starting to settle down we are faced with new massive growth and all that this will bring in disruption, pressure on local services, road closures etc etc. I question again - what do those of who have lived in Paddock Wood stand to gain?? it's hard to see anything at all. TWBC are riding roughshod over us. And laughingly we pay the highest council tax in the borough. They could at least provide relief in the way of a 'disruption discount'.

**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 43-5

**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

**What is the reference number?**

4.33

**Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038)(as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.**

I refer to the inclusion of land at Rhoden Farm in the 'Northern Parcel' as employment land. The map does not show where the access to this development would be but TWBC must ensure access from within the current Transfesa site NOT via Lucks lane.

**Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Ensure that access to the employment site at rhoden Farm is via Transfesa to protect the single track, far too busy Luck's Lane as well as the tiny railway crossing.

**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 43-6

**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?**

5.0 Transport related matters

**Which part of the plan does your comment relate?**

Policy

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

Yes No

**Legally Compliant** Not Selected Selected

**Sound** Not Selected Selected

**Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038)(as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.**

As set out before

**Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

All walking/cycling routes established should be properly established as bridleways to allow the safe riding of horses on these paths. The local plab includes areas wgere there are still many horses kept and to exclude horses from the newly created paths to encourage safe cycling etc would be wrong. The lcoal roads are already incredibly dangerous to ride on and the plans will exacerbate this enormously. to avoid accidents include horses and properly establish the paths as rights of way so they remain for all time. at least leave a legacy for people of the future via a network of rights of way.

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

Don't forget the horses who live in the area and contribute much to leisure activities for young, old and disabled people etc.

**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 43-7

**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?**

1.0 Introduction

**Which part of the plan does your comment relate?**

Policy

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

Yes No

**Legally Compliant** Not Selected Selected

**Sound** Not Selected Selected

**Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038)(as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.**

The short term nature of the plan (10 years) is not compliant.

Further I believe the lack of PROPER consultation undertaken by TWBC to be of real concern. For the residents of Paddock Wood the plans have a massive impact and I do not beleive that TWBC have discharged their duty to residents in a way that has enabled the majority of people to have absolutely no idea what is in store for Paddock Wood. There has been no face to face consultation just this extremely difficult to navigate portal and a hard copy lodged with PWTC. Is this sufficient to allow people to understand what the future holds for Paddock Wood. I also understand that there has been very little consultation with PWTC which does not demonstrate that TWBC has made every effort to ensure that both residents and the Town Council are fully aware of the implications of the plan and what this entails for Paddock Wood.

**Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

I beleive that TWBC should run a further consultation that actually consults local people, either through extending the current closing date ot holding a further 6 week consultation period during which TWBC officers actually visit the town and run some public engagement events. Sadly missing from the current exercise.

**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