

1) Please confirm which document this representation relates to.

Schedule of Proposed Main Modifications

2) Please confirm which part of the document this representation relates to? (If your representation relates to multiple sections and/or documents, please add separate comment(s) to the relevant section on this event page)

If Main Modification (please quote number e.g. MM1):

MM207.Section 6: Development and Flood Risk

Chapter and (if applicable) subheading:

Policy/ Paragraph number:

Paragraphs 6.277 and 6.278

3) Do you consider the Main Modification/ document on which you are commenting, makes the Borough Local Plan Submission Version (2020 – 2038):

Yes No

Legally Compliant *

Sound *

4) Please give details of why you consider the Main Modification/ document not to be legally compliant or sound. Please be as precise as possible and provide evidence to support this. Or if you wish to support the legal compliance or soundness of a main Modification/ document, please also use this box to set out your comments.

No doubt the document is legally compliant but is not adequate. The document says "It is essential that new development across the borough does not increase flood risk, either on site or elsewhere and provides adequate drainage provision so that flood risk is managed effectively". This can / will no doubt be read as not increasing flood risk within the areas designated as part of this local TW borough plan. It must also make this commitment to surrounding areas that fall outside of, but adjacent to, the Tunbridge Wells boundary. In my case my house falls in Maidstone BC boundary and a significant amount of surface water drainage from Paddock Wood flows through ditches along Queens Street and into Darman Lane. If this is increases due to development outflows from hard paved areas, etc then the likelihood of worse flooding along Darman Lane through to Laddingford will increase significantly during bad winter rain periods. What input has Maidstone BC had into this?

5) If you do not agree with the proposed Main Modification/ document please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the Matter you have identified in question 4 (above) where this relates to legal compliance or soundness. Please be as precise as possible.

Please extend the words "It is essential that new development across the borough does not increase flood risk, either on site or elsewhere and provides adequate drainage provision so that

flood risk is managed effectively" to unambiguously state that this covers not increasing flood risk to all those adjacent areas that are adjacent but fall outside of the TW BC plans. i.e. you are not pushing the flood problem 'down the road' to make it someone else's problem.

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

Put simply. Building 4,500 new homes around Paddock Wood will massively increase the risk of flooding 'downstream'. I live in a property that is just a few miles from Paddock Wood but just outside of the TW BC boundary towards Laddingford yet much of the surface water outflows from within this proposal (particularly along Queens Street and Lucks Lane) flow along ditches towards mine and other property just inside the Maidstone BC boundary. Flooding in the winter is already bad in these areas and if the Paddock Wood development impacts this and worsens flooding then TW BC should be legally responsible for the impact and to ensure it does not happen. I have worked in construction my whole life and I know that the developers you will make deals with to build these houses will do the absolute minimum they can get away with in this regards unless TW BC put contractual obligations on them in this regard.

7) Please tick this box if you wish to be kept informed about the Inspector's Report and/ or adoption of the Local Plan.

Yes, please keep me informed