

Submission 27-1

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?

5.0 Transport related matters

Which part of the plan does your comment relate?

Policy

What is the reference number?

5

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 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.

There is little or no public transport available.

There is a regular train service to London and Tonbridge, but the number and frequency of trains has been radically reduced over the last few years. There is no direct train service to Tunbridge Wells which would help in terms of reducing road traffic and increasing employment options for those without a car.

If there is a large increase in the local population, these services will become even more stretched.

Local bus services have also been drastically reduced recently. If these were more regular and reliable this would help reduce traffic (and thus pollution) as well as enabling those without a car to travel more easily.

It is very difficult even to walk to Paddock Wood train station as the roads are dangerous and approaching it from the east there are no pavements for a considerable length of Maidstone Road. There is a need to increase ways to walk and cycle in and around Paddock Wood safely. This will become more pressing with more people and more traffic.

There is a need to decrease car usage and increase the number of public transport options and these need to be put in place for new developments are considered and approved.

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.

Serious consideration of public transport and safe walking routes in Paddock Wood. Look at pavements/cycle options etc.

Discussions with Southeastern trains about services to to and from Paddock Wood.

Discussions with bus companies about providing services.

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 27-2

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?

4.0 Paddock Wood strategic growth

Which part of the plan does your comment relate?

Policy

What is the reference number?

4.17

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 Not Selected Selected

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Flood Risk - This has not been sufficiently dealt with in this plan and there are a number of assumptions that are incorrect.

As a resident of Lucks Lane, I can assure that the Lane and the surrounding fields are frequently flooded. The planned development will simply make this worse as there is obviously nowhere for excess water to go. When the Swatlands farm development was approved, the plans did not take into account the following:

The ditches and the stream were assumed as being able to cope with increased flows. However, this is not the case at present as these waterways have not been cleared or maintained:

- Paddock Wood Stream has not been maintained or cleared recently and needs regular maintenance to avoid flooding.
- There is also a ditch beside Lucks Cottage which is meant to go under the road but has collapsed.
- There is also a culvert under Lucks Lane which is not sufficient to cope with a high volume of water.

The Environment Agency has not maintained these waterways and others throughout Paddock Wood and the surrounding area.

Other fields around Paddock Wood and areas are already increasingly flooded and water saturated.

When there is heavy rain (which is increasingly frequent) the centre of Paddock Wood (near Waitrose) becomes flooded and the spray from the roads goes into neighbouring houses.

There is nowhere for heavy rainfall (which can be sudden) to flow safely. The recent new housing developments have made this worse.

The effect of new housing and increased flows into the already overloaded sewage system will just make matters worse. Southern Water do not at present have capacity to cater for more houses.

Without robust ways of storing excess water and coping with sudden heavy rainfall being put in BEFORE any further development is begun, the effects will be worse.

There is already anecdotal evidence that many of the new properties are already showing signs of damp due to this.

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More flood prevention and water flow management needs to be put in place before any further development is started.

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 27-3

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?

4.0 Paddock Wood strategic growth

Which part of the plan does your comment relate?

Policy

What is the reference number?

4

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 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.

At present there is a huge pressure on the local NHS services provided by local GPs surgeries. This also needs to be recognised in this plan. The local surgeries are already closed to new applicants so any further increase is unsustainable.

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 27-4

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

What is the reference number?

4.3

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 Not Selected Selected

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As I mentioned in my previous comments - the land east of Transfesa i.e. near Lucks Lane is already prone to flooding and unsuitable for development.

The only type of employment being looked at is industrial/warehouse. This is unlikely to attract residents in Paddock Wood due to high house prices etc., but rather bring in others from further away. This will have the effect of increasing traffic in roads in and around Paddock Wood which are unsuitable for this increase.

Lucks Lane for most of its length is a single track country lane with many bends and there is no way of preventing increased traffic along the whole length. The amount of heavy local traffic will also be increased exponentially.

Due to the poor public transport infrastructure, people will drive to and from these sites. It is not possible to walk or cycle safely in and around Paddock Wood.

There is also no evidence being shown that this type of site is needed. Local warehouse/industrial sites in Paddock Wood and Tonbridge have long term vacancies.

There should be a policy of looking at 'higher level employment' locally and revitalising Paddock Wood itself. All of these are out of town with no planned public transport links in. This will not benefit the local economy.

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Reconsider the type of employment/businesses being considered. What is the actual need? How does this link physically and economically to Paddock Wood?

Do not use land that already is water saturated for development. As mentioned in my comments re flooding.

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