

Submission 54-1

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?

10.0 Consideration of development strategy options

Which part of the plan does your comment relate?

Policy

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

My preferred option includes

No Tudeley village and reduced housing and employment growth at Paddock Wood, including land in East Capel, with all housing on flood zone one, with employment land, similar to the PSP, but excluding land, which is, or will be, within flood zone three, while, including land, which would be within flood zone two. This essentially corresponds to the inspectors option three, delete the Tudeley village allocation from the submitted plan

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 54-2

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?

4.56

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

Yes No

Legally Compliant Not Selected Not Selected

Sound Not Selected Selected

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

The proposed location for outdoor sports provisions does not, in any way, respond to the issues raised during the first round of local plan. Why does Tunbridge Wells Borough Council, believe this is the most appropriate location? There have been no conversations with the Town council about this, the running and management of the facilities, and why, despite the work undertaken by the town council in partnership with local sports clubs and organisations through the production of the neighbourhood plan, this has been ignored.

The proposals for intensification existing sports facilities do not reflect the reality of current use, nor the more recent discussion about how they might be used, nor other constraints space such as localised flooding at Putlands or existing pressure on the Elm tree pitches. Until such times, the Tunbridge Wells borough council strategy fully reflects this in their proposed strategy. It cannot be considered robust.

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 54-3

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?

3.3 Review of the proposal in light of the Inspector's initial findings

Which part of the plan does your comment relate?

Paragraph

What is the reference number?

3.39

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

Bypass not needed if Tudeley village is not included.

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 54-4

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?

6.0 Infrastructure

Which part of the plan does your comment relate?

Policy

What is the reference number?

6.7

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

Yes No

Legally Compliant Not Selected Not Selected

Sound Not Selected Selected

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

Infrastructure delivery plan. Lack of structure is one of the main complaints of people from Paddock Wood, whether that be doctors, schools, and pharmacy being full and opportunities for sport. We need a plan that clearly sets out with evidence, the infrastructure that is to be delivered, its cost, how it will be funded, who will fund it, and when it will be delivered.

List of infrastructure

Strategic transport – main junction improvements

Utilities – electricity, gas, telecom, water, et cetera

Education – 3FE, secondary provision and two primary schools, 2FA

Public open – including allotments, general, amenity, space, children’s play areas and sports pitches.

Community provision– new health provision within the site and general provision, and sport and

leisure provision, including upgrading to existing facilities and the provision of new outdoor pitches

The schedule is very unclear. People in Paddock Wood need to know that there will be infrastructure in place.

Wastewater

Existing surge impact issues in paddock wood. Need to be addressed £230,000 for this upgrade seems in adequate.. Southern Water have even said that before the current proposals the treatment works were already at capacity and there’s no land available in the master plan for the required expansion.

The infrastructure schedule tables are in adequate, lacking in detail with no precision.

Health provision – New , health centre facility located offsite. This is a concern for the Town - note that there is all already no room for more patients at the Paddock Wood Centre at Woodlands and the Howell surgery in Brentley has now closed to new patients from Paddock Wood as roll are full. East Peckham lost its surgery last year.

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 54-5

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?

9.0 Development strategy options

Which part of the plan does your comment relate?

Policy

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

The proposed of areas of development around Paddock Wood, now better, relate flood risk and modelling, which is welcome, but the proposed approach doesn't reflect good place making principles. It is a fractured form of development which will not support sustainable modes of travel nor efforts to foster social inclusion and community cohesion. These run to the heart of the NPPF. Furthermore, the proposed location of development runs counter to the state of ambitions of creating a strong edge to the greenbelt in this location.

The Town Council, as custodians of Paddock Wood, has, through the neighbourhood plan, establish policies for the town that are under pinned by indicators established by the quality of life foundation, and which are intended to help shape better places for us all to live in. It is a shame to see that Tunbridge Wells Borough Council does not appear to hold the same aspirations for Paddock Wood.

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 54-6

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?

2.2 Inspector's Initial Findings

Which part of the plan does your comment relate?

Policy

What is the reference number?

3.7

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 agree with the third option that the Tudeley village allocation should be deleted. It uses too much land; transport links are inadequate. Services in Tonbridge will be greatly affected.

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 54-7

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?

14.0 Commitment to early review

Which part of the plan does your comment relate?

Policy

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

Any commitment to early review concerning Paddock Wood should involve its council.

Submission 54-8

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?

4.23 and 4.27

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

The proposed new development at Queen Street by Redrow and Persimmon presents serious issues with flooding of Paddock Wood from the Rhoden stream. The developers wish to develop a new sewage works, which will deposit a minimum of 50,000 L a day into this small stream to serve the development over the last few years. This stream has had to endure development on Green Lane, where its floodwaters flow into the Rhoden stream, and also the development in Church Road, which also places its surface water into the road and stream.

Rhoden stream can only take so much water and there are additional issues with dams by the railway being flooded as well as the stream and the railway culvert not being large enough to accommodate the excessive amount of water when there are heavenly heavy rainfalls. There's been no upgrade of the stream, no upgrade of the culvert and of the ditches and streams on the opposite side of these culverts

Apparently, the council has stated that placing strategic development in area of flood risk would improve flooding issues in the area as we which really defies all logic. As the town council has explained previously the borough council blurs together wastewater, freshwater infrastructure and surface water, all causing flooding of different types at different times. Reference to the river flooding only represents a misunderstanding on the council part of the difference between these very different and very critical issues for Paddock Wood.

Betterment was promised by Tunbridge Wells Borough Council on the three strategic sites now under construction. However, in reality, the sewage system has been further over burden and regularly overflows. nt works.

It is noted that due to the lack of a clear master planning approach, it has resulted in the Swatlands employment site to be approved before the local plan is adopted. The new flood risk evidence indicates that this site might not have been approved at the council following the evidence and the requirements of the NPPF.

Why are SUDs not required on the current building on Mascalls Grange in particular? All drives should be permeable. To assume that surface water will be dealt with is a nonsense. The water table in out garden in about 3 inches below ground, and we are not in a flood zone.

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 54-9

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?

4.8

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

The paddock wood neighbourhood plan has been subject to examination and a successful referendum in October 2023. Tunbridge Wells borough council has made little in the way of references to the neighbourhood plan. This is disappointing, not least because of the considerable efforts and time taken by the town council to prepare the plan. It is supported by the community. The neighbourhood plan is the most up-to-date statement for policy for the future of the Town and should be part of the local plan, not ignored.

Submission 54-10

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?

Appendix E: Proposed changes to policy STR/SS3

Which part of the plan does your comment relate?

Policy

What is the reference number?

STR/SS3

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

Good move

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 54-11

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?

4.11

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 agree with the inspector that building should be sequential and not proceeded with on areas of high risk of 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

Submission 54-12

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

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

Paddock Wood Primary School is already full. When is a new Primary school going to be built?

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 54-13

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?

Appendix D: Proposed changes to policy STR/SS 1 The Strategy for Paddock Wood, including land at east Capel

Which part of the plan does your comment relate?

Map or Figure

What is the reference number?

27

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

This is an improvement if it can be delivered. Its very important to include local knowledge and especially Paddock Wood Town Council.

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 54-14

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

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

Greater participation of Paddock Wood Town Council is required in any future hearings given the scale of growth still proposed at Paddock Wood especially given the constraints of the area which are well known. In the past, participation of Paddock Wood town Council has been inadequate, and many people have felt that measures have been imposed on Paddock Wood from Tunbridge Wells without any real say. I've lived in Paddock Wood for 30 years and people have consistently been saying this all this time .

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