

1) Please confirm which document this representation relates to.

Schedule of Proposed Main Modifications

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.

Please feel free to use my comments below

To make the Local Plan legally compliant and sound in relation to the proposed vehicle access for the new housing development, the following modification is necessary:

****Modification Required:****

Amend the proposed site access point from Church Road to Maidstone Road, ensuring that all vehicular access to and from the development is directed exclusively via Maidstone Road. Church Road should be retained for pedestrian and emergency access only, if required, with physical design measures (e.g., bollards or restricted access signage) to prevent through traffic from the development using Church Road as a cut-through or secondary access.

****Justification:****

This modification is essential to ensure the plan is ****"sound"***** under the National Planning Policy Framework (NPPF) tests of soundness, particularly:

- ****Justified**** – The proposed access via Church Road has not been adequately assessed against reasonable alternatives such as Maidstone Road, which offers a safer, more appropriate route for increased traffic volumes. A more robust evidence base should underpin the choice of access point, taking into account highway capacity, safety impacts near the primary school, and local infrastructure capability.

- ****Effective**** – Retaining access via Church Road would undermine the effectiveness of the plan by introducing traffic and safety issues that could impede school operations, cause community opposition, and require costly future traffic mitigation measures. Access via Maidstone Road would support more effective integration of the new development into the transport network.

- ****Consistent with national policy**** – The current access arrangement via Church Road conflicts with NPPF guidance on promoting safe and suitable access for all users (para. 110), and on protecting public health and safety, particularly in relation to schools and vulnerable pedestrians.

In conclusion, the Local Plan should be modified to specify that vehicular access is to be taken from Maidstone Road, not Church Road, to ensure it meets legal compliance and the tests of soundness.

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.

As a long-standing resident of this peaceful village, I am deeply concerned about the proposed development of corporate housing on our road. Our lane is already a single, narrow access point heavily burdened by the number of resident vehicles parked on either side, often making it difficult for cars — and crucially, emergency services — to navigate safely. The introduction of even more housing will only worsen the already inaccessible parking situation and lead to increased congestion and safety risks. Moreover, the natural environment and the tranquility we have cherished for generations are now at risk of being destroyed for the sake of corporate expansion. Building large-scale housing developments in a rural village setting is not only inconsiderate but entirely unethical, disregarding the needs and voices of the community who call this place home.

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