

Submission by Rosemary Danby



1. Concerns regarding procedural matters

I do not consider that TWBC's approach to the progress of the Local Plan is compliant.

- It has not followed a number of general principles including those relating to communication and documentation.
- The community involvement has been cursory at best. What has happened to the Strategic Sites Working Group supposed to facilitate discussions etc about the Local Plan? If it has been disbanded, where is the evidence of engagement and full consultation with such stakeholders as Paddock Wood Town Council and Paddock Wood residents?
- The current consultation has provided very limited time for reading through often complex and lengthy documents and the documents themselves contain many errors including references to sections which aren't provided.

2. Concerns regarding change to a 10 year plan.

TWBC response includes *'Progression of a 10 year housing land supply position including the requirement for an immediate review of the plan'*.

This is against the Planning Practice Guidance which states *"The National Planning Policy Framework is clear that strategic policies should be prepared over a minimum 15 year period and a local planning authority should be planning for the full plan period"*.

It would be blatantly unfair to the development of Paddock Wood and its residents to agree to the development of in excess of 2500 houses over the next 10 years with the proviso that these numbers will be revisited almost immediately.

3. Concerns regarding development in Zone 1 flood areas

Kent has just had its wettest 12 month period since records began and this will be superseded in years to come as climate change continues to alter our weather systems. Whilst none of us has a crystal ball it is not hard to see that Zone 1 flood areas will become Zone 2 and even Zone 3 flood areas in the future. Current residents already have to suffer flooding in their homes and current mitigations are not sufficient; the "Betterment" promised by TWBC has not materialised.

4. Concerns regarding infrastructure

I am not a developer, I have no experience of planning and delivering developments. However, it appears to me that infrastructure should be put in first and then development occurs around it. And if not 'first' then certainly 'concurrent'.

We now have the situation where the local doctor's surgery is closed to new patients at the same time as houses are still being built or awaiting purchasers to move in.

The queue for the local pharmacy is sometimes out of the door with the current level of housing – and houses are still being built or are awaiting purchasers.

We were promised that the junction of Badsell Road, Maidstone Road and Mascalls Court Road would be revised to improve traffic flow. This work is now scheduled to commence later this Spring, why was it not completed well in advance for all the new traffic using this busy junction.

There are similar issues with education and sports facilities and the local utilities are failing/struggling already.

TWBC should be considering either a plan to develop a new small town complete with full infrastructure, similar to that proposed at Tudeley or a better way to share the load of the new houses requirement across the whole borough alongside the necessary infrastructure to support the new inhabitants.