

## UPDATE FROM TMBC PLANNING OFFICE RE THE LOCAL PLAN

The Borough Council has yet to approve a Local Plan for consultation purposes which means it is premature to express views at this stage on the emerging document because it may be subject to change.


It is anticipated that the Council will take the final decision on approving the Local Plan for consultation purposes in mid-September.

Should the Council be minded to approve the Local Plan for consultation, then this will commence by the end of September during which time we would welcome the views of individuals, groups and organisations.

The results of the consultation along with the Plan itself and the evidence will be examined by an independent inspector. This examination is anticipated to take place during the Spring 2019.

Details of the Local Plan preparation timetable are available from the Council's website: [www.tmbc.gov.uk/localplan](http://www.tmbc.gov.uk/localplan).

31<sup>st</sup> May 2018

  
Senior Planning Officer (Policy)  
Tonbridge and Malling Borough Council  
Gibson Building  
Gibson Drive  
Kings Hill  
West Malling  
Kent ME19 4LZ

Dear 

**RE: The Local Development Plan – Proposed Developments in Hadlow**

Regarding the above, the Parish Council on behalf of Hadlow community (*including information and views expressed by local schools, healthcare providers, retailers etc*) asks that the following be taken into account when considering the impact of proposed sites within Hadlow in the Local Development Plan.

There is concern within the parish regarding the ability of the local infrastructure to support the possible development of proposed sites within the Plan and the issues below.

**Highways**

A26 – This main road running through the centre of the village already sees a constant volume of heavy traffic including an ever increasing number of HGV's which have a detrimental impact on both public safety and properties adjacent to the road.

Almost any development within the local area will inevitably increase traffic on this road. Due to the increased number of vehicles accessing the A26 from the potential sites, further traffic calming measures would be required as a minimum and consideration given to progressing the Colts Hill Bypass project to relieve traffic on the A26 to an extent. The proposed sites, comprising 247 potential new homes, would represent an almost 20% increase in the number of homes located within the village envelope. These would mostly access the village centre via two narrow lanes: Carpenters Lane and Court Lane. Both these lanes have already seen a significant increase in traffic with parked cars obstructing the flow of vehicles – particularly at peak times.

### **Public Transport and Rights of Way**

In the light of the above, both maintaining and improving the existing bus services, and adding new footpaths, (including improved disabled access) and cycle ways would be essential. This would benefit both existing residents and those in any proposed new developments, all of which are located on the periphery of the village, to access essential services in the centre of the village.

### **Schools & Healthcare**

All local services i.e. education – pre-schools, primary & secondary schools, medical centre and dentist report they are at full capacity and further provision would therefore need to be made for a significant increase in new residents. It should also be noted that the other nearest medical centre at East Peckham was recently closed causing further pressure on the Hadlow medical centre.

### **Ownership of housing for new development**

Careful thought must be given to the affordability and types of homes built under the Plan along with stipulations as to car parking standards and housing density.

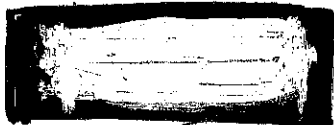
As in many small rural villages car parking is a constant problem with many cars inappropriately parking on busy roads. A generous parking provision must therefore be an essential part of any new development.

There are concerns that any development close to Maidstone Road will increase the risk of flooding on that section of the A26 which has a history of surface water flooding. Consideration should be given to the installation of improved drainage in that area.

### **Impact on Green Belt & Farmland**

The proposed developments are on Green Belt land around the village and would cause considerable loss of farmland which is also at risk because of proposed plans to extend gravel pits in the south of the Parish. This would mean the permanent loss of a considerable amount of farmland in an agricultural area in the Greenbelt.

Yours sincerely



Nicholas Collins  
Chairman – Hadlow Parish Council

c.c. TMBC Cllrs J Anderson, J Sergison, H Rogers, HPC Clerk