

HADLOW PARISH COUNCIL

Minutes of the Meeting of Planning & Environment Committee duly convened and held

on

On Tuesday 24 February 2026 at 7.30pm in Old School Hall

Committee Members Present: Cllrs O Baldock (Chair), E Bright, D Carey, N Collins, J Massy, J Newman

Also in attendance: M Stepkowski (Clerk & Minute Taker), Hadlow Park Residents Association representative and 8 members of the public including HOME Group representatives

3919 Apologies & reasons for absence.

Apologies noted and approved: Cllr T Burrows

Apologies noted: KCC Cllr Hudson & TMBC Cllr's Lark & Crisp (other meetings)

3920 To receive declarations of interest.

Cllr J Newman declared an interest as friendship with the applicants of TM/26/00003/FL and abstained from comment on the application

3921 To receive update on progress of resolutions and matters from the last meeting not on the current agenda

No items

The Chair used his discretion to vary the order of the agenda to consider planning applications and in particular TM/26/00217/OA as a majority of the public were attending specifically to address planning application matters)

3922 TMBC & KCC Matters.

a) Highways Improvement Plan (HIP) – to update members on the meeting between KCC Cllr Hudson and the Clerk to consider revised HIP Plan for Hadlow. *(the revised plan may also mean amendments to the current Infrastructure Plan (S106) Plan in which case a further resolution to update this plan will be called for)*

The Clerk had provided members with the 2025/26 HIP Guidelines. Further discussion was required and a survey produced ahead of the Annual Parish Meeting.

Items suggested for the Plan were read out and members of the public put forward additional suggestions which were added.

- Victoria Road – KCC Highways would like our support: potential need to create passing bays along Victoria Road through HIP inclusion. It would allow a joint approach to improving the rural road, with engagement and support from the Highways Improvement Team
- Cemetery Lane – Cllr Bright has suggested similar improvement as to Victoria Road
- Court Lane – Cllr Newman possibly yellow box at junction A2 – to assist traffic movements turning: members did not think this would be possible but would submit the suggestion and await KCC response
- Footpaths – improvements to those accessing Dandara site on Court Lane, & Carpenters Lane to new development (please note bollards were installed on Carpenters Lane to stop cars encroaching on verge – Highways Steward project)
- A26 outside The Two Brewers – Mr Johnson: double yellow lines to prevent bottleneck and drivers mounting the kerb (Clerk response where will those people park? How about bollards on the pavement?). It was agreed that guidelines on safety bollards needed to be read and the pavements measured to ensure they were wide enough.
- A26 Ashes Lane – Road crossing from current walking path and paving up to the Ashes Lane.
- Carpenters Lane – previous request for road junctions to have double yellow lines along site line
- Carpenters Lane – request double yellow lines by the allotment bend
- Bus Stops – solar lights: Opp Ashes Lane and others in rural area outside village envelope
- Carpenters Lane junction with Common Road – installation of Pedestrian Warning Sign showing an adult holding a child’s hand to alert drivers to people crossing the road to the footpath up to Oxenhoath
- Carpenters Lane junction Common Road – to refresh the white lines at the junction
- Pound House – to repaint the disabled bay (it was unclear whether this bay was legal without signposting – Clerk to investigate)

b) To consider the revised plan, amend and propose recommendation to Council

The Clerk would prepare the draft document for Council approval in due course.

3923 New applications, amended applications and plans for comment (list B’s).

- **TM/26/00077/AGN** - Land part of Style Place Farm, East of Victoria Road, Golden Green. Prior approval notification under Schedule 2, Part 6 for the erection, extension or alteration a building/road for agricultural or forestry use.

HPC noted this had already been approved

- **TM/26/00009/FL** - Land south east of The Croft, Common Road, Hadlow. Retrospective change of use of land for stationing of two storage containers and access

HPC strongly object to the application particularly as this site is not the owners registered business address. The business is registered at Mereworth Business Park. The containers are a blot on the landscape. Furthermore, HPC recommend TMBC Enforcement visit the site.

- **TM/26/00027/FL** - 17 Lonewood Way, Hadlow, TN11 0JB. Demolition of existing conservatory and garage and erection of a single storey side and rear extension

HPC no objection

- **TM/26/00053/TNCA** - The Victorian House, High Street, Hadlow, TN11 0EF. Small Medlar tree - Removal from back garden. Small Mulberry Tree - Removal from centre of back garden

HPC no objection

- **TM/26/00003/FL** – Shillingford, 33 Hadlow Park Hadlow Tonbridge Kent TN11 0HX. Demolition of existing detached double garage, construction of single storey annex and single storey extension to existing house

HPC no objection

- **TM/26/00217/OA** - Development site North of Hadlow Park, Maidstone Road, Hadlow.

HPC Object in the Strongest Terms to the application and would request that the application is Refused.

Reasons for refusal TMBC Application 26/00217/OA

1. The NPPF states at Para 170

“Inappropriate development in flood risk areas should be diverted away from areas at highest risk. (Whether existing or potential future)

2. NPPF Para 174

“Within this context the aim of the sequential test is to steer new development to areas of lowest flood risk from any source”

3. The TMBC Sustainability Appraisal Scoping Report. (Herein referred to as SA)

Notes at Para 2.3 the requirements of the NPPF to avoid inappropriate developments in areas at risk of flooding. Para 3.4 Addresses the future impact on flood risk from increased rainfall and severe rain events due to climate change.

4. The TMBC SA Objective 8.

To protect and enhance the water environment and reduce flood risk.

“To reduce the risk of flooding to existing communities and ensure no new developments are at risk”

Data used in the supplied flood reports states that they used data from last summer (2025) as an indicator of likely flood events. Last summer (2025) was not a wet summer, therefore these figures are next to useless and urgently need reworking to take into account the wettest start to the year (2026) for decades.

5. Infrastructure.

CP 25 States that “Infrastructure must be in place when needed” There is no indication that this is in place in the developer’s documentation to take into consideration the obvious increase in demand for Primary School places in the village or GP demand.

Our Medical Centre cannot currently cope with the current population let alone with a further 1000 patients. The NHS monies from any development must go to the Village and not get lost in the bigger melting pot.

Traffic generation from the proposal.

TMBC SA 13

“Promote sustainable transport and reduce the need to travel by car”

The location of the application is outside of the village envelope and therefore WILL necessitate the use of car travel to access many local facilities (Schools, Drs, Dentist Etc.) thus in direct contradiction of SA 13.

6. TMBC SA Objective 10 Climate Change Mitigation.

“Aims to reduce and minimise greenhouse gas emissions, and achieve carbon neutrality for TMBC and the Borough by 2030, by encouraging the use of Public Transport, walking and cycling and reduce the reliance on private car use”

This proposal does not meet these aims in any form.

7. Light and noise pollution.

TMBC SA 12 States.

To reduce levels of and exposure to light and air pollution.

How is this to be achieved as the proposed site is at present open countryside, therefore any domestic buildings and street lighting will increase light pollution and have a serious impact on the countryside.

8. Accumulative of developments in the village.

This is the second extremely large proposal for domestic development in the village with 2 others already in the pipeline. At no stage is any consideration given to the accumulative effect of these developments. Individually each may be appropriate and acceptable, but in total they become unacceptable.

9. Possible cross site links.

It was noted that in the application documents reference was made to the possible linkage of this site with REDROW development in Carpenters Lane. This is a speculative reference and would surely require the submission of a secondary planning application for this element.

The supplied development layout also shows a footpath link into Williams Field, this land is owned by the Parish Council, and the Council is not considering allowing any such access onto their property.

10. Green/Grey Belt status.

To achieve Grey Belt status the development must achieve all of the 3 Golden Rules, the principal one affecting this application is the 50% Affordable Housing Element.

Concerns have been raised that the costs of supplying Electricity to the site will be in excess of £1M as there is no suitable supply at present. The cost of the significant groundworks that are proposed to “alleviate” flood risk. The combined effect will have significant cost implications and could eventually require the developer to come back for a significant reduction in the affordable housing numbers to make the development viable, this has happened on previous developments across the County. Therefore, failing to meet one of the Golden Rules, but of course by then they will have obtained their permission, and failed to meet the Grey Belt Rule.

11. Design of the development.

The OA shows several 3 storey buildings within the development, the developers claiming that the 3 storey elements of the Old Brewery site development justify their inclusion. The Brewery development was the conversion of existing buildings not exclusively new build and are within the built environment of the village.

The proposed buildings will be in what is at present open countryside and therefore an alien element of the development and inappropriate in this setting.

One element of the development, the huge flood alleviation ponds shown are a severe risk to children playing near them, although fenced it will be unlikely to deter older children, it is noted in the supplied flood documents that there will be times when the depth of water in the ponds will be such that it not only presents a severe risk to the public, but also to emergency services, this is wholly unacceptable, how can an application be considered acceptable with this potentially lethal drowning situation. The sites adjacency to the proposed REDROW application in Carpenters Lane also raises the risk to life from young people entering the site and falling into the ponds.

12. Finally. **The ability of SE Water to supply potable water to any developments in Tonbridge and Malling.**

The response letter to the TMBC LDP specially referring to housing numbers from SE Water dated 17th December 2025, States and We quote: “From our review of the latest housing figures, which have been increased to meet Government Targets and provided to us by Local Authorities within our supply area, we have identified that we cannot accommodate additional growth beyond what was assumed in our Water Resources Management Plan 2024 (WRMP24) in areas where we do not have a supply-demand surplus.

Specifically, in the Tonbridge and Malling Area, where we currently lack available headroom in our supplies, we would be unable to accommodate additional growth exceeding our WRMP24 forecast assumptions throughout the entire planning period. T

This is because our WRMP24 was developed to balance supply and demand based solely on the growth forecast and provided to us in recent years.

There is also an accompanying set of figures showing what was forecast in 2024 and what is now required to be supplied. Over the proposed LDP period it would lead to an increased supply need of some 300%.

They further state that they will not be able to give any reliable figures due to the proposed LDP housing numbers until they complete their next WRMP in 2029.

The hosepipe use ban imposed last summer 2025 was only lifted in February 2026, thus emphasising the fragility of potable water supplies in this area

In view of all the above objections we **Object in the Strongest Terms** to the application and would request that the application is **Refused**.

3924 Planning applications: results (List D’s) out of area/comment & planning enforcements for noting.

Noted.

3925 Government consultation on Draft National Planning Policy Framework (NPPF) respond by 10 March 2026)

The government has published its draft National Planning Policy Framework (NPPF) – an important document that guides what gets built where and how – and announced a major consultation. This is a chance to collectively influence national planning policy. (*details taken from CPRE email*)

- Cllr’s Collins & Harvey to report on the meeting of local Parish Council Chairs to discuss the NPPF and put forward any suggestions thereon.

The meeting was well represented with representatives of Kent County Council, Tonbridge & Malling Borough Council, Town and Parish Councils within the area. The meeting was hosted by East Peckham Chair of Council, Cllr Mark Williams, who encouraged everyone to respond to the consultation and agreed to draft two letters to assist in responding, one for Parish Councils and a second for members of the public.

- **To agree Councils response to the Government NPPF consultation**

Resolved to approve the draft response completed by Cllr Collins on behalf of Council. Proposed Cllr M Harvey, seconded by Cllr E Bright and carried unanimously.

Resolved to approve the draft letter for residents to respond to the NPPF be put on social media to assist those residents whose opinion may be in line with that draft letter. Proposed Cllr Harvey, seconded by Cllr Collins and carried unanimously.

3926 To receive a report on the outcome of the Police Drop In Service at Weathered and Worn

The Clerk confirmed that there had been minimal response from the public. It has been agreed to book another date for the drop-in service in May at the Old School Hall.

3927 To receive an update and make recommendations to full Council on the following matters:

- Cemetery Extension – Clerk to update on contractor process and to note the initial payment for works as previously agreed by Chair of Finance

Works had been started and were progressing well. The initial 20% payment to HB Groundwork & Construction was paid totalling £14,814.72 (fourteen thousand eight hundred and fourteen pounds seventy-two pence)

- CCTV – upgrades and new equipment storage facilities (to approve costs £1942 net

Members acknowledged the payment costs of £1942 to Icore Security for replacement cameras, new CCTV monitor cabinet which would be ratified at the next HPC meeting under payments.

- Parish Office Roof Leak – to note the costs for repairs

Quotes had been received but after further investigation the Caretaker had found a suitable solution that could be completed in-house.

- Old School Hall Carpark – to note two quotations for repairs for insurance purposes

The quotes had been submitted to Council insurer who was acting on Councils behalf. Acceptance by the third-party insurance was awaited.

With regards to the possibility of installing Armco barriers with the Old School Hall Carpark adjacent to the school path to side gate and along the side adjacent to younger years classrooms and play area members asked the Clerk to see whether Educational funds would be available towards the costs and to see if KCC had any surplus materials that may be viable for the project.

There being no further business, the meeting closed at 21.54.hrs.

Date of next meeting: Tuesday 24 March 2026 at 8.00pm at Old School Hall

Signed

Date