



Paddock Wood Neighbourhood Plan Update July 2019

Following the presentations by the Head of Planning Policy at the Borough Council to meetings in both Capel and Paddock Wood about the impact of the proposed new TWBC local plan on this area, you will no doubt have seen in newspapers and on social media that there are plans for 4000+ new homes here over the next 20-30 years.

Our Neighbourhood Plan cannot stop this development as it must support the strategic needs of the TWBC local plan; it cannot promote less development than set out in the local plan or undermine its strategic policies. National policy makes this clear.

However we could in theory allocate additional/different sites if it was felt by the local population that there was need beyond that identified in the local plan.

The purpose of the Neighbourhood Plan is to shape and guide the proposed development by determining criteria for layout, design, materials, garden and parking requirements as well as deciding on infrastructure priorities. The Neighbourhood Plan can also identify areas for protection. Already TWBC has accepted the concept of green wedges around the town, one of which should ensure there remains a distinct open area between Paddock Wood and Capel.

Versions of our draft policies have already been shared with TWBC and they have made it clear that the Neighbourhood Plan group will have a significant role to play in the master planning process that should take place this autumn. You can access these draft policies on the PWTC website. These will be amended once the Neighbourhood Plan group has seen the details of the proposed impact on Paddock Wood.

PLEASE REMEMBER THAT IT IS TUNBRIDGE WELLS BOROUGH COUNCIL WHO MAKE THE DECISIONS ABOUT WHERE HOUSING SHOULD GO. THE ROLE OF THE NEIGHBOURHOOD PLAN IS TO INFLUENCE HOW THESE PLANS ARE IMPLEMENTED. IT IS NOT OUR ROLE TO FIGHT THE NUMBER OF HOUSES PLANNED FOR PADDOCK WOOD AND THE SURROUNDING AREA.

To keep up to date with what is going on with all aspects of the Neighbourhood Plan you are welcome to join the Steering Group at their meetings which take place in the Wesley Centre on the third Wednesday of each month at 8pm. You can also follow the Paddock Wood Neighbourhood Plan Facebook page.

MERYL FLASHMAN

Chairman of the Paddock Wood Neighbourhood Plan Steering Group