

HEARING STATEMENT

INSPECTOR'S MATTERS, ISSUES AND QUESTIONS FOR STAGE 2

EXAMINATION OF THE TUNBRIDGE WELLS BOROUGH LOCAL PLAN

Issue 6 – Speldhurst AL/SP1 – Land West of Langton Road and South of Ferbies

Q1. Does site allocation AL/SP1 represent major development in the AONB, and if so, is it justified? How have the potential impacts of development on the character and appearance of the area, including the AONB, been considered as part of the plan-making process?

Q2. Can a suitable and safe point of access and egress be achieved?

Q3. Do the exceptional circumstances exist to justify amending the Green Belt boundary in this location?

Q1 The proposed development represents a major development for the village in an AONB. It is not justified as it is outside the current village boundary. This is without doubt the thin end of a wedge to urbanise another village and continue development in an AONB. Eleven houses will not fill this area of land. As this proposed development is outside the village boundary it will completely change the area, including the approach to the village as it on the main road.

Q2 No, there is no suitable and safe point of access or egress. The proposed development can only gain access near a blind bend as there are trees with TPO's further down. If you or persons present know the proposed site, it is on a well-known rat run to avoid Tunbridge Wells. There are many blaring horns as cars try to turn left, or worse right from Ferbies which is 100 metres further away from the bend than the proposed access! There is a 20mph limit nearby – but as you all know very few cars adhere to a 20mph speed limit especially on a rat run. In the past there was access from the main road to the rear of a property in Ferbies which was farther from the proposed access to potential development. This access was forcibly closed as it was too near the blind bend and had no clear sight lines.

Q3 No. Why would you amend the Green Belt, build on an AONB, extend outside the village when there is insufficient infrastructure, no available local school places, a full doctor's surgery and no possible safe access or egress to an unwanted, unjustified, and unsuitable development.

Graham Smith-Tilley

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