

25th February 2022

Dear Charlotte

Further to your email of 18th February 2022, the Trustees of Pembury Village Hall wish to make the following comments on the Inspector's Matters, Issues and Questions for Stage 2 with particular reference to:

Matter 7 – Residential Site Allocations –

Issue 2 - Pembury, AL/PE1 – Land Rear of High Street and West of Chalket Lane

Q1: How has the proposed area of residential development been established? What is it based on and is it justified?

Comment: We don't believe the area of residential development is justified especially if it relies upon the public car parking component. The requirement to provide a few public parking spaces as part of the scheme cannot compensate for the permanent loss of Green Belt land adjacent to the Village Hall.

Q2: What is the justification for the proposed Green Belt boundary? Will the revised boundary be clearly defined, as required by paragraph 143 of the Framework?

Comment: We believe the Green Belt boundary should remain on the existing line which is clearly defined as it runs along existing boundary fences and follows the edge of the Conservation Area to the rear and south of the village hall.

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

Comment: We do not consider that there are exceptional circumstances which justify amending the Green Belt boundary. The proposal for 50-60 new buildings at site AL/PE1 is inappropriate in the Green Belt as it constitutes significantly more than 'limited infilling in villages' or 'limited affordable housing'. [As per the guidance in para 149 of the National Planning Policy Framework.]

Q4: What is the justification for the proposed car park? Why is a public car park in this location necessary?

Comment: We accept that there is demand in the village for more public car parking but the proposal for a facility for 'the wider public' in this location would not meet that demand; it is too far from the centre of the village and would therefore not form 'a significant tangible benefit for the village' as suggested in para 5.664 of the Pre-Submission LP. In line with our Charity Commission objectives Pembury Village Hall is maintained for the use of the inhabitants of the Parish of Pembury and it follows that the car park should just be part of this facility. Whilst a car park extension would be useful on occasions it is most important that it remains self-contained.

Q5: - No comment.

Q6: Where will the main access to the site be taken from?

Comment: The main access to the site has evidently not yet been determined as there is only an indicative access shown in the Pre-Submission LP near 55 High Street. This is too remote to be used for access to the Village Hall. The existing entrance to the hall is at the most useful place as it leads directly to the front door of the building. However an exit only via the housing site may be an acceptable compromise if the proposal goes ahead with a car park extension included.

Q7: - No comment.

Q8): Policy AL/PE1(11) requires applicants to liaise with Southern Water regarding capacity to serve the development. Has this been carried out as part of the Plan's preparation? What infrastructure is necessary to support this development?

Comment: We are concerned that there may not be enough capacity in the existing foul sewer in the High Street for an additional sewer connection to serve the whole proposed development.

We would like to register our intention to send one of our Trustees to attend the Stage 2 hearings, but currently we are unclear which session is likely to deal with these matters. We would however be grateful if you can note our intention to attend.

Our representative will be Mr David Coleman.

Regards

Claire Knoops

Finance Manager

Pembury Village Hall

On behalf of the Pembury Village Hall Trustees