

AYLESFORD NORTH AND NORTH DOWN

NOTES ON REGULATION 18 RESPONSES.

WOULDHAM SPECIFIC VERSION

GETTING STARTED.



1. **NOTES.** These notes are to help you comment on a very complex document that you have every right to have your say on. It affects Wouldham for at least the next 17 years.

- a. Text in **Red** is the minimum we suggest you do but your voice will be heard.
- b. Text in **Green** is background for you to pick and mix in your answers. Do add any personal knowledge or views you have these will really count.

2. **GETTING TO WEBSITE.** To get to the **Welcome / Home Page** use the QR Code above or the website below:

- a. <http://www.tmbc.gov.uk/localplan>
- b. In both cases on phone or desktop scroll down and click on

HAVE YOUR SAY ON THE DRAFT LOCAL PLAN.

- c. Each person putting in comments needs to put in an email address at the top of the page. You can do that now or later.
- d. Scroll down and skim read the first tile “**Welcome**” to read Cllr Mike Taylors introduction and watch the video.
- e. To get back to the **Welcome / Home Page** click <

3. **WOULDHAM ISSUES ASSETS AND DEFICITS.** Set out below are a list of the asset deficits and issues Wouldham has. You may have local knowledge to add to these. In answering the main questions in the Regulation 18 in Paragraph 4 below, mix and match these to build your own answer.

a. **Wouldham Assets.** Wouldham Has: a Playing field a Village Hall (a small one at that.); a Church; a Private /SEND primary school (that is not used by residents); 2 pubs; a preschool day nursery a very limited bus service.

b. **Wouldham Deficits.** Wouldham has NOT GOT a Doctors Surgery that's in Burham; a Dentist; a pharmacy; a shop or convenience store; a petrol Station; a post Office; an ATM; a Primary School (that is in Peters Village 1500 metres from the centre of Wouldham); access to fibre or super-fast broad band, a Secondary School or college of Further Education, a large Super market, an Optician, A

hospital; any indoor sports facilities A Library or mobile library;
employment areas.

c. **Wouldham Roads.** The biggest infrastructure problems are the crippled road system with a one-way system in the High Street and the other part of that road restriction is 1.6 Mile drive on two-way, rural roads with most of it on single lane roads with a few passing places. This total inadequate road system is THE MAIN HIGHWAY BETWEEN ROCHESTER AND JUNCTION 6 OF THE M20.

d. **Wouldham Parking.** Wouldham village was set out in the days before the motor car. The car parking is totally inadequate for a modern village which in the absence of a bus service is dependent on a car for 90% or more of the trips to and from the village. It does have a car park taken from part of the recreation ground with about 60 places in it but that is only a small part of the 800 or so cars parked in the village.

e. **Wouldham Links with Halling** There is a fundamental misunderstanding by planners of the relationship between Wouldham and Halling, a fairly well endowed village on the west bank of the Medway opposite Wouldham. The closest house in Wouldham is 250 metres from the nearest house in Halling. Between the wars there was a ferry called for by a bell and costing a few farthings for foot passengers to be rowed across. Access to the full facilities of Halling requires a 3-mile road trip from the north of Wouldham to the centre of Halling.

f. **Wouldham Links with Peters Village.** Wouldham does have closer links with the brand-new Peters Village, there are two shops and a dentist in the new village and the village primary school that serves Wouldham as well as Peters Village. There are good sports facilities and a small village hall but these are controlled by Service Management Companies and are not really village assets.

MAIN POINTS.

4. **SETTLEMENT HIERACHEY.** A posh way of saying The best place to build is in or next to main towns (Tier 1). Then build in the smaller towns (Tier 2). Then build in the best equipped and connected villages (Tier 3). Then build in the less well connected and equipped villages (Tier 4). As a last resort build in the worst connected and equipped villages (Tier 5).

a. **Settlement Hierarchy Preparation for the questions.**

(1) From the **Home Screen** Go to the **Spatial Strategy – Where and How We Grow** Tile and click on it.

(2) Read Pages 38, 39(SP1 skim), 44 (SP2), 47 (Fig 5.2) 52 & 53 (GREEN BELT, WOULDHAM IS NOT GEEN BELT), 56 (Fig 5.6), 59 (SP3 Build in towns rather than villages; Building in villages rather than open country) 68 (Green Belt WOULDHAM IS NOT GREEN BELT encourage Builing in the Green Belt not Wouldham) 70 SP8 (Building in the Green

Belt) : 73 to 75 (SP9 Green Gap – try for a Green Gap between all East Bank Villages so they don't join together)

(3) Unless you feel confident in understanding a complex issue keep to a very basic reply as follows:

(a) Wouldham is in the wrong tier it should be in Tier 5 or possibly Tier 4.

(b) Support the principle of the Green Belt to stop London expanding but also support carefully planned building in the Green Belt to put houses where they are needed in or next to existing towns and villages in the Green Belt.

(c) We need Local Green Gaps on the East Bank to Stop the 7 villages merging into one mass of housing.

b. Settlement Hierarchy Questions to Answer.

(1) **Question 4. Do you agree with SP1.** Agree but not strongly agree. Comment the policy is right PROVIDED the Settlement Hierarchy is right and it is wrong at present.

(2) **Question 5. Do you agree with the spatial distribution for future growth in the borough provided at table 5.2?** Strongly disagree. Wouldham has less facilities than Blue Bell Hill and should therefore be in Tier 5. See Question 6. Stress the Hierarchy does not put sufficient weight on the quality of roads and Wouldham is so bad it should be in Tier 5 for that alone let alone the rest of the things that are missing.

(3) **Question 6. Do you agree with the settlement hierarchy in table 5.6.?** Strongly Disagree. Make it clear here that Wouldham should be in Tier 5 not Tier 3. **Mix & Match from reasons you think Wouldham should be in Tier 5 from Paragraphs 2 and 3(a) above.**

(4) **Question 7. Do you agree with Policy SP3: Settlement hierarchy and general development principles?** Agree provided the hierarchy is accurate which it is not.

(5) **Question 8 Do you have any comments on the Sustainable Settlement Study?** This is a Key place to say again that the assessment of Wouldham as Tier 3 is totally wrong and set out your reasons why it should be in Tier 5.

(6) **Question 9.** Skip unless you want to answer.

(7) **Question 10. Do you have any comments on the Sustainable Settlement Study?** Key Question. Agree but not strongly. Make your case that you want to stop London Spreading but you DO WANT APPROPRIATE DEVELOPMENT IN THE GREEN BELT WHERE IT IS NEEDED next to or in Towns and Villages where the houses are needed.

(8) **Question 11 Do you agree with SP8 Managing Development in the Green Belt?** Agree but not strongly. Just put in See Question 10 unless you want to put in more.

(9) **Question 12. Policy SP9 proposes a Local Green Gap near West Malling, Kings Hill and East Malling. Do you agree with the proposed boundary?** Don't agree or disagree. Just say see Question 13 Below

(10) **Question 13. Is there anything you think is missing from our Spatial Strategy policies?** Select Yes and say the whole of the East Bank needs a Local Green Gap policy to stop the merging of Villages as has happened in the Medway Gap and this whole Regulation plan sets out for the merger of Aylesford and Eccles into one huge housing estate.

5. **Wouldham Allotment Site.** To get to this site the best way is to go back to the Home Welcome page by clicking < .

a. Then clicking on the **Development Allocations Map**. This shows all the sites over the whole Borough.

b. If you go over to the left-hand side you can click on **the full list of site allocations is viewable here**. This takes you to Chapter 14 of the consultation. Scroll down to page 362 to see a full list of the 54-site allocated for housing.

c. **Go back to the map and scroll** across to Wouldham and hover over it the site over the allotment. This will show the planning detail.

d. To have your say, click on the **Have your say** purple button top right of screen . When the sign **Place your pin** comes up drag. It to the **Wouldham Site (WO1)** and click again. On the left of the screen you have the comment screen. In your comments try and say why you feel this is not the best place to put a 40-dwelling estate. Mention it's Grade 2 Agricultural Land. You can use some the issues covered in Paragraph 3 above. Select the ones you want or put in your own comments,

6. **Other Sites in Green Belt.** If you can manage it do look at other sites in the Borough. Those not in the Green Belt have borne the brunt of development over the past 40 years and houses are needed in the south and west of the Borough more than they are needed in the area outside the Green Belt. Don't do them all but select sites with good road systems or on the edge of larger towns and put in a STRONGLY AGREE. A short statement like "I feel this is a good place for housing as it is near a major Tier 2 settlement with good road links".

7. **Other Sites Eccles and Aylesford.** . With housing development sites in Aylesford and Eccles, make it clear that these will affect Wouldham, Aylesford and Eccles try and support them by objecting to the developments there increasing traffic and pressure on GPs and Schools

8. **Finally with each comment you do need to follow it through to submission by clicking the next buttons until you get to the submit button.**