

OBJECT TO 64 HOUSES ON CHURCH LANE — MAKE YOUR OWN VOICE COUNT

Application TM/26/01252/FL — Land South of Church Lane (Wealden Land Ltd) — refused once already in October 2024

Individual letters count. One petition = one objection, but every personal letter is counted separately. Pick TWO or THREE points below that matter to YOU, write them in your own words, and add your own experience — one real story about your flooded garden or your walk to the Co-op is worth more than ten copied paragraphs. Please do not copy this sheet word for word.

Pick your points

- **Refused before.** The Council refused almost the same scheme here in October 2024 because it merged our separate settlements and built into the countryside. The fields have not changed — only the label ("grey belt") has.
- **It merges Hale Street and East Peckham.** The developer's own landscape report calls the scheme "an extension of Hale Street" — yet advertises it by East Peckham's shops and school. Building here closes the last gap between the two communities for ever.
- **Flood escape route floods.** The plan says residents evacuate along Church Lane — a road the Environment Agency's own records show flooding, with depths up to 900mm recorded at the site entrances. Say what you have seen in past floods.
- **Drainage tested only in a drought.** The soil soakage tests were done in bone-dry August 2020, and two of three failed even then. Six winters later, the wet-season testing everyone asked for has never been done — and the report still describes the old 69-house scheme.
- **The Coult already floods homes.** The site will discharge into the Coult Stream, which already bursts its banks into gardens and homes downstream. If that is you or your neighbours — describe it.
- **Houses raised up on the flood plain.** To stay dry, the floors must be built up to ~1.5m above the ground at the Hale Street end — but no levels drawing has been provided. That means houses looming over the lane, and a risk of pushing floodwater onto neighbours. Ask the Council to demand the levels plans first.
- **You cannot walk to anything.** The brochure claims shops are a "10 minute walk". The real route to the Co-op is over 1km on an unlit lane (15+ minutes each way); for older residents it is 25–35 minutes, on pavements the Council's own audit found are under 1.5m wide. Describe your own walk.
- **Roughly one bus an hour, daytime only.** Monday–Saturday daytime, about hourly, with a ~3-hour afternoon gap towards Maidstone, no evening buses and none on Sundays. Fine for the odd trip, no use for commuting or evenings — every household here will need a car, most will need two.
- **The A228 is dangerous.** Four people died on this road at East Peckham in the past year, and it must be crossed — with no crossing — to reach Beltring station, which has no car park. "Sustainable transport" here is a fiction.
- **No GP capacity.** East Peckham has no surgery. Share your own experience of getting appointments or travelling to Hadlow, Yalding or Paddock Wood — especially without a car or during floods.
- **No water to spare.** Our water comes from South East Water's Cranbrook zone, whose own plan shows zero spare supply for the next decade — and the developer submitted no water evidence with the application.
- **Roads the developer keeps — you pay for ever.** The developer says the streets and drains will NOT be adopted by the council (Transport Statement 4.2.4). Residents would pay to maintain the roads, lights and the flood-drainage system in perpetuity — and if the drains fail, homes flood. There are also fewer parking spaces than Kent's standard requires.
- **Best farmland, historic lane.** The whole site is Grade 2 "very good quality" farmland, on a lane of oast houses and listed buildings — the hop-growing heritage East Peckham is built on. Once built on, it never comes back.
- **Dark skies and bats.** The developer's own survey found seven bat species feeding along these hedges — but no lighting plan was submitted. Suburban lighting here harms protected wildlife and destroys the dark rural night skies. Say what the night sky and wildlife mean to you.

- **The pavement is too narrow to be safe.** Church Lane has a footway on one side only — measured at just 1.2–1.3m, and as little as 0.8m where hedges overgrow it. A wheelchair, mobility scooter or double buggy cannot pass without stepping into the road. It cannot be widened. Describe your own experience walking or wheeling it.
- **Jump the queue.** The Local Plan and our Neighbourhood Plan (referendum expected December 2027) are deciding right now where the village grows. This is the developer's second attempt to skip that process. Ask the Council to let the plans decide.

How to object (takes 10 minutes)

1. Go to Tonbridge & Malling Borough Council's planning portal and search for TM/26/01252/FL, then use "Make a comment" — or email planning.applications@tmbc.gov.uk quoting TM/26/01252/FL, with your name and postal address (required for it to count).
2. Say clearly that you OBJECT, give your 2–3 points in your own words, and add your personal experience.
3. Ask that the application is decided by Planning Committee, in public — and send your letter / email in as soon as possible.

One letter per adult — a household of two adults can send two letters.

Prepared by residents of East Peckham with East Peckham Parish Council, August 2026. The Parish Council's full technical objection is available on the parish council website.