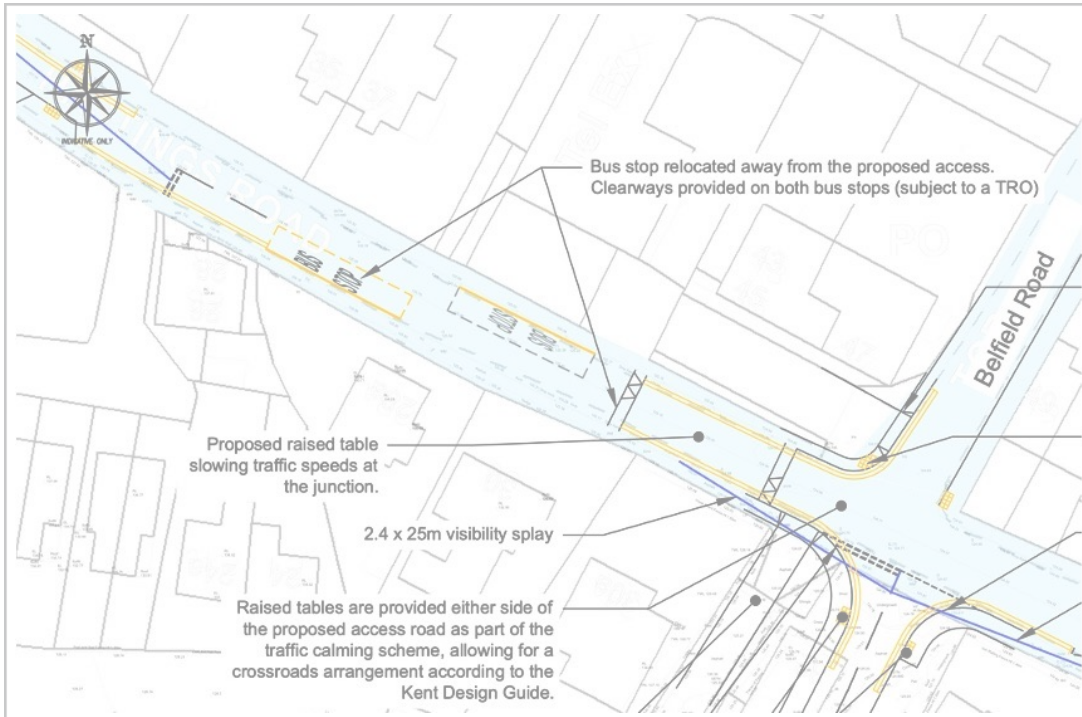


SAVE PEMBURY

460+ NEW HOUSES ARE COMING - TIME IS SHORT



Hubbles plans the loss of 80 parking spaces!

The design demands traffic calming and extensive double yellow lines where 80 residents currently park as well as having insufficient spaces on site.

This is one of the clear grounds for objecting to this development. Others include overloaded sewerage and surface water drainage, inadequate public transport, and fictional journey times to Tunbridge Wells. Please submit your thoughts via the TWBC planning portal - search for Hubbles 24/02085/OUT or Vistry 24/03141/FULL. **Your objections must be answered for the application to pass.**

Q: What can we do? A: Take positive action!

1 OBJECT - <https://twbcpa.midkent.gov.uk/online-applications/>

2 HELP US - Email info@savepembury.org for regular updates

3 JOIN US - Email membership.pemburysociety@gmail.com



No Parking...

The Hubbles proposal eliminates 80 on-street parking spaces!



Double Yellow Lines

Developers demand hundreds of metres of double yellow lines to accommodate their proposals



Insufficient parking spaces

The Hubbles proposal will further increase demand for spaces!

The Vistry proposal at Bo-Peep



This development also presents major unresolved concerns related to flooding, infrastructure pressure, archaeology, housing mix, and environmental factors.

The proposals - like Hubble's Farm, significantly exceed the maximum number of houses suitable for the site - 99 vs 80. These two sites with applications (so far) will each be treated separately, creating traffic bottlenecks at their entrances - it would be far better to link the two so traffic calming measures - which would remove 80 on-street parking spaces, are not needed.

Pembury is the gateway to and from Tunbridge Wells and the outer borough - you either have to drive past it or through it which is concentrating all the local traffic issues on our doorstep, and in it.

It makes sense that traffic for this end of the village should be able to enter and exit the A21 from both directions instead of adding to the already lengthy queues at Woodgate - a problem that will continue to

worsen due to massive development off the A228 at Paddock Wood.

Specific concerns include;

- The site is medium to high flood risk
- Developer calculations are inconsistent
- Limited water capacity in Pembury
- Limited public transport
- Construction disruptions
- Undocumented archaeology
- A desk-based assessment has been used
- Geophysical survey is incomplete
- The strain on local healthcare
- The strain on local education
- Underfunded social care
- Affordable housing mix is unbalanced
- No 4-bed affordable units despite the severe shortage in Pembury
- Lack of parking
- Pressure on existing local parking
- Waste management

If you want to add your voice on the developments you can still comment on both applications; <https://twbcpa.midkent.gov.uk/online-applications> or via email with the application number overleaf to planning@tunbridgewells.gov.uk

SPRING PUBLIC MEETING - 7:45PM 30TH APRIL 2025 - ST PETER'S UPPER CHURCH

We will be holding a public meeting on 30th April 2025 about the problems and threats that these developments will bring. We know that time is short - we can expect a rush to get all of these sites approved under the existing rules. Effectively if one site passes then the rest will likely pass under the same rules - the two current applications could quickly become a flood - we need to act now.

Infrastructure Before Houses
Roads & Parking Before Houses
Transport & Buses Before Houses
Schools & Teachers Before Houses
More Doctors Before Houses
Improved Sewers Before Houses
Infrastructure Before Houses

Follow the campaign at www.pemburysociety.org/save-pembury/ and contact us direct at info@pemburysociety.org