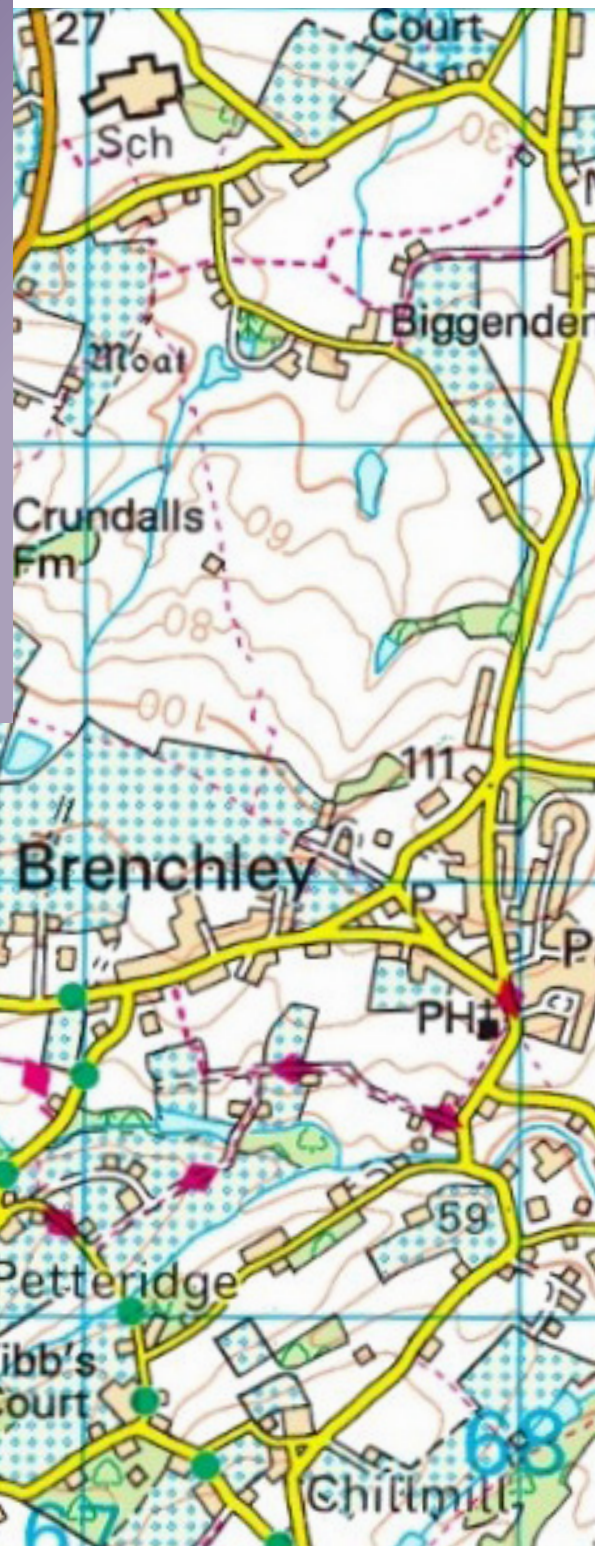


Brenchley & Matfield  
Neighbourhood Plan

# Position Statement

March 2018

PLEASE DO NOT REMOVE  
FROM VENUE



John Watson  
Ruth Baker  
Mike Crotaz

# Brenchley and Matfield Neighbourhood Plan

- Parish structure
- Housing
- Traffic
- Infrastructure
- Amenities
- Environment loss of trees/replacement/village initiative

# Brenchley and Matfield Neighbourhood Plan

## Parish structure

### Current information

- is 156 houses –all in Matfield
- Token number in Brenchley - depending on re-siting the school.
- Non in Petteridge
- No information on provision for infrastructure and amenities.

### Plan needs to include

- In order to keep the parish cohesive there is a need to demonstrate an even distribution of development
- To include real affordable housing and potentially include sheltered housing
- Better connections between village for access to amenities
- Retain the essential rural feel of the village atmosphere.

# Brenchley and Matfield Neighbourhood Plan

## Matfield Village structure

- 98 houses in South Matfield
- 58 houses in Matfield North
- Approx. 62% in village size
- The plan as we currently understand it effectively divides the village in two
- Need to keep development sites small and no large executive estates
- Retain trees and varied design of houses to compliment the village



# Brenchley and Matfield Neighbourhood Plan

Image



# Brenchley and Matfield Neighbourhood Plan

Reality



# Brenchley and Matfield Neighbourhood Plan

## Traffic on the B2160

- Current Traffic Levels – 50,000 traffic movements on Maidstone road in a week
  - \_ 30,000 of which are speeding including buses, school buses and council refuse trucks
  - \_ 2000 trucks **a speeding truck every 2 mins**
- Future Traffic Levels  
can only increase with increased population of Matfield, Tunbridge Wells and Paddock Wood
- Need to deter traffic from using Matfield as a rat-run
- Remove signs for Paddock Wood at the KC end of the B2160
- Instal at least one crossing on Maidstone Road B2160\_ There is not an assisted way of crossing the road anywhere in the village
- Traffic Calming has been requested in the past but rejected on the grounds of the need for street lighting and cost. Eg pinch points and central islands. Funding to be paid by the developers
- 5 fatalities in the last few decades and one as recently as last year
- Use available spaces for traffic calming measures eg Carpark of the Wheelwrights Arms

# Brenchley and Matfield Neighbourhood Plan

## Infrastructure

- WiFi
- Connection to Rail network
- Mains gas
- Water supply
- Etc.



# Brenchley and Matfield Neighbourhood Plan

## Amenities

- The only school is in Brenchley but most of the new houses are going into Matfield
- Most sports facilities are in Brenchley but most of the new houses are going into Matfield
- Shops, pubs and restaurants encourage use and investment by for example reduction of the business rate to make them more viable
- Post office

# Brenchley and Matfield Neighbourhood Plan

## Environment

- Environmental design of houses that won't change the feel of the village
- No large developments of "executive houses"
- Retention and replanting of sufficient trees to retain a rural atmosphere

# Brenchley and Matfield Neighbourhood Plan

## Summary

- Preserve Matfield Green and rural atmosphere
- Install traffic calming by the developers before completion of the development
- Seek a revitalising social mix by key worker houses and better access between the villages
- Plant trees to combat pollution as well as enhance village
- Resist developers urge to build executive houses