

We are writing to express our strong objection to the proposed development outlined in planning application 25/01412/PA on the following grounds:

- 1) The proposed development will have an unacceptable impact on highway safety and a severe impact on the surrounding road network especially during peak hours. The crossroads and A26 (Tonbridge Road) and Bow Road are already congested which has been acknowledged by Kent County Council. There is also very limited scope or space to make improvements to the junction. We are concerned that the development will lead to further congestion and compromise highway safety further. The safety of pedestrians, including schoolchildren, trying to cross the road to reach bus stops for the school run is of particular concern as the bus stops are in close proximity to the development site.
- 2) The development will lead to the further deterioration of air quality in an area which is designated an Air Quality Management Area due to high levels of nitrogen dioxide (NO₂) caused by traffic congestion. This will have a detrimental impact on the well-being of residents, including children and vulnerable people, and will also negatively impact the local environment and wildlife. Clean air is integral to the health of those living in and around the Watringbury area. We note that the modelling done by the applicants for air quality (and also noise) has only been completed at ground floor level which obviously provides an incomplete picture and misleading results. The applicant's proposed mitigation measures appear to be generic and, therefore, inadequate. We are therefore extremely concerned that this proposed development will result in additional traffic volumes which will negatively impact air quality.
- 3) This significant development on a greenfield site alongside the Watringbury Conservation Area will have a severe impact on an important and sensitive rural valley setting in the beautiful Medway Valley. Watringbury is surrounded by Green Belt and Areas of Local Landscape Importance. The views in this area and the value of this open space to the local community must be protected and preserved. The scale, density, layout, siting, character and appearance associated with this development is not in keeping with the countryside around it and will threaten important biodiversity. This development would substantially harm the local landscape and threaten the character of the village edge.