

Main reasons for HPC's lack of confidence in this development.

Flooding –The bottom of this field is prone to being very water logged. At the bottom of the hill, as it is, the gardens of any house built here will be a sodden mess for a third of the year, it is reasonable to imagine the houses themselves will end up damp, assuming the proposed flood mitigation efforts work and don't get overwhelmed, and the houses flooded.

Road – This Road floods every winter usually right across the road. When it is really bad it is enough that it seriously obstructs the road. Pedestrians definitely wouldn't be able to get along it. The road before and after the bridge is narrow, with the bridge itself being two very narrow lanes, barely two cars width. There is no room to put in a pavement.

Traffic lights – The proposed entrance to the site being on Moat Road will mean that the traffic, whilst building and once complete, will have to pass through the four way traffic lights on the main road. This will cause extreme problems given the amount of traffic on the A274 through Headcorn. These lights regularly cause huge tail backs coming into and going out of the Village. Adding circa 230 cars to this will mean people wanting to enter and exit the estate will be stuck in this traffic wanting to turn with no give way signs or filter lane further exacerbating the delays.

Pedestrian access – One of the main points for this site is its proximity to the Village. However there is no pedestrian route to the Village and no indication of where such a route could be placed. The inevitable result is people driving from the estate to the Village to shop where there is currently not enough parking or to other Villages/towns to shop. This area is already clogged up with cars and adding another 230 would be a serious problem. It should also be noted there is no way of installing pedestrian crossings to get across the busy A274 for either school children or people wishing to shop. Further pushing people to use cars.

First view of the Village (Landscape and landscape character) – The first view of Headcorn from the West down Moat Road will be a housing estate, which along with the other areas of urban build up is fast creating a Town vista over that of a Village. It is one of the few routes that still has a rural aspect which is continued all the way to Staplehurst. This estate has no screening to soften this visually charmless effect. There will be countryside then a mass of buildings, before coming to a more spread out collection of housing nearer the Village. Some of which are listed and of historical importance. One of which will be right beside this new estate.

Lack of infrastructure like doctors and schools etc. – The primary school here is over subscribed as are the nurseries. The Doctors surgery has no full time Doctors and some days no doctor at all, that doesn't look like changing any time soon no matter the assurances from the practice. The water very often is cut off whilst the SEW upgrade or repair pipes, the mobile signal here is very patchy, the electric isn't always reliable and neither are the land phones or internet. That's just on what we currently have, the addition of more housing will not mean upgrading our facilities and the new residents will be subjected to this, further stretching what we do have.

Increase in people with complex needs that cant be met in a rural area due to social housing – One of the main problems with new estates in rural areas is the social housing component not being met by the people who live in this area. The 40% social housing cannot be filled from Headcorn so its residents are imported from much further afield. This brings with it some individuals with severe problems and complex needs which can not be met in a rural Village with no facilities. Some have drug or alcohol issues or mental health problems which can't be monitored and treated here. They are simply given keys to houses and the housing provider simply walks away with no follow up and no route to helping them when they inevitably struggle. They are uprooted from where they did have access to help and dumped in the countryside with no one to ask for support. Families with children are similarly trapped here with children who have nothing to do and end up causing trouble and ASB through sheer boredom. The CIL and S106 cannot help us with these issues as there is no land to buy to provide things for them to do because the housing developers have bought it all!