

## Alexander Gunyon

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Name: Paul Woods  
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My comments are in relation to Chapters 1, 2, 5 and 6 of the Draft Local Plan and in particular to policy C12 of Chapter 2.

My objection to the Plan concerns the construction of a new town with 2000 residences on prime agricultural terrain that is vital for local biodiversity and whose ecological habitat overlaps with ancient woodlands. Before paving over the rural landscape, brownfield sites within the District should be prioritized for developments of this magnitude. In instances where that is not feasible on a large scale, the Council should urgently seek an exemption from housing targets from the Central Government, based on the district's exceptional rich natural assets and heritage. By advancing the C12 proposal, the Council is acting against their own policies by hastily pushing forward a weak case in a manner that suggests it has been rushed at the last minute without adequate preparation.

The proximity of Grade II listed buildings to the proposed road opposite Kent College raises concerns about their preservation, as increased traffic could lead to structural damage to several listed buildings from vibrations and pollution. Additionally, the encroachment on private properties adjacent to the bridleway represents an unwarranted intrusion, disrupting the lives of residents and potentially leading to disputes over property rights and land use.

The woods provide a haven for rare and protected species such as the Lesser Spotted Woodpecker and Nightingale. Their survival is intricately linked to the preservation of their natural habitat, which is threatened by urban sprawl. Efforts in habitat conservation should aim to bridge the gaps between isolated areas not destroy it by covering it in concrete.

Building atop the hill will alter water flow, saturating the clay soil and overwhelming North Canterbury's drainage, leading to potential property damage. Developer costs should be increased to include mitigation against this.

Adapting narrow Rough Common Road for colossal construction machinery and increased Canterbury traffic imperils the tranquility, security, and home values of this village neighborhood.

The worst scenario is to end up with a generation of pupils damaged by the loss of their school (Blean Primary).

However, delaying the school's demolition until the new school buildings are in place and operational would restrict access to the new town's building site to only the northern approach from Tyler Hill Road. This will likely lead to severe traffic congestion on Tyler Hill Road, causing daily disruptions for local residents. There are no good outcomes without spending millions of pounds in mitigation, because safeguarding educational attainment should be put ahead of any developer profits.

Regards  
Paul Woods