

Alexander Gunyon

From: Andrew Bolton-Fisher [REDACTED]
Sent: 03 June 2024 16:57
To: Consultations
Subject: Objection to Site C12 in the draft Local Plan

Categories: Green category

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Dear Sir/Madam,

Andrew Bolton-Fisher
[REDACTED]

Re. Site C12 in the draft Local Plan; proposed development for residential/light commercial use of agricultural land owned by UKC.

To confirm confliction on my part in objecting as below to this specific proposal in the Draft Local Plan:

1. I object to the proposed development of 2000 homes and commercial units on this virgin agricultural site on the grounds of overdevelopment in a non-urban environment.

I would not object to a sensitive development of 1200 homes with 3 compact commercial hubs, progressively developed over a ten-year term; all integrated within a flourishing green environment of wildlife corridors, walkways, cycle paths, with protected wild spaces and sport&leisure facilities. Such a development could be a national exemplar of a future that local authorities and academic institutions of international reputation should proudly and prudently aspire to and happily invest in. District heating systems, modern and varied non-pastiche design of high-performance sustainable micro-communities under a larger umbrella of communal social, educational, medical and retail utility would generate national if not international interest, with added value and reward for all parties in the short and long term.

2. I object to the proposed development of 2000 homes and commercial units on this virgin agricultural site on the grounds of substantive increased traffic volumes and the attendant unacceptable impact of noise, pollution, vibration-induced structural damage, and the attendant community isolation caused by said significant traffic volumes through the very heart of all three of the established historic villages of Rough Common, Blean and Tyler Hill. The villages will be eviscerated; the walk to school curtailed, the nipping to the shop a lottery of 40mph traffic avoidance, half of each village will have a wall of de facto ring-road traffic between it and the other half. These communities will have unavoidable health issues inflicted upon them as a cost of the above draft proposal.

I would not object to a new dedicated link road from M2/bypass to UKC development, and on to link with Broadoak/Sturry Road.

Yours faithfully,

Andrew Bolton-Fisher

