

Alexander Gunyon

From: Deborah Pirrello [REDACTED]
Sent: 03 June 2024 14:18
To: Consultations
Subject: Response to draft Local Plan C12

Categories: Green category

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Dear Sirs

I wish to object strongly to Policy C12 of the draft Local Plan, it must be removed.

1/. Education. My son currently attends Blean Primary School and my younger daughter may. I say may as the demolition of the school and its rebuilding will have a negative impact on the provision of education there. It is not a risk worth taking. I am struggling to understand why an access route to a new site can even possibly be considered as acceptable when it will have such a negative impact for children attending the school at that time. Where is the educational impact assessment?

2/. Traffic. Living on Tyler Hill Road I note that the requirement that traffic flow in both directions should be minimised. What does minimised mean? Is it 2,000 new cars out of a potential 3,000 on the site? The new site should not be connected to Tyler Hill Road as the road is unsuitable for such an increased volume of traffic. At the bottom of our driveway two cars can only pass when one stops. This was confirmed during Bonfire Night 2022 when cars decided to park along the road and then as a car tried to pass there was insufficient space and it made contact with a parked one. Rough Common Road will become full of traffic yet cars need to pull out onto it, people currently walk along side it (this would decrease) and people have to live next to it. The air quality will deteriorate and the noise levels will increase. Property values will fall and residents lives will be affected. The A290 will also fill up with cars and they will fill northern Canterbury. Where is the traffic impact assessment?

3/. Ancient Woodland appears to be ancient woodland except when it has to be damaged to put an access route through it. If that is the case claims can be made to the contrary. Where is the evidence referred to that has been put together by Avison Young that this is now not an ancient woodland?

4/. The land use is agricultural land and should be kept as this. C12 refers to an element of Brownfield on site. What is the percentage allocated to this?

5/. Flood risk is negative due to a river running through the site and the underlying geology being London Clay which is impermeable. Surface water run off happens on the slopes and water collects on the flat land. It is not possible to put SUDS across the site due to the scale of it.

6/. Heritage. There are two Conservation Areas within the site and three adjoining it. Proposals within and affecting adjoining Conservation Areas to the extent that C12 does should be removed from the Local Plan. How can a primary access route go through Hothe Court Conservation Area? It is madness.

Summary

During the consultation process it has become apparent that evidence and information is not available on key areas. How can respondents comment fully when it has not been made available to them and why has it not been made available?

I object to C12 like nearly every other person in Tyler Hill, Blean, Rough Common and northern Canterbury. It is staggering that this appears in the draft proposal and a complete and utter waste of everyone's time.

Yours faithfully

Deborah Pirrello

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