

Alexander Gunyon

From: andrew clark [REDACTED]
Sent: 26 May 2024 20:51
To: Consultations
Subject: Draft Local Plan 2040 Chapter 2 Policy C12 OBJECTION

Categories: Blue category

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Dear Sirs

As local residents we wish to strongly object to the Proposals for Mixed Development including 2,000 homes on greenfield land, currently in productive use and of considerable intrinsic environmental value to the city, located north of the University of Kent.

The submitted Proposals rely entirely on just one primary and one secondary vehicular access/egress point leading into a connecting existing road network plainly not fit for purpose for the intended escalation in use. With no road connections at all on the south, east and north perimeters of the site all vehicular movements from the 2,000 homes mixed project are forced into using just one single lane two-way meandering undulating road, Whitstable Road, and the connecting Rough Common Lane, similarly restrictive and also tied into an existing built up residential area.

The increase in vehicular movements involved in developing, providing ground services to, and subsequently constructing above ground on a site of this size are alarming and pose a considerable threat to Health and Safety in terms of air quality, noise, and likely traffic related accidents, all of which contradict National Government Planning Policy directed at protecting the environment, securing cleaner air, and combating the adverse mental health issues arising from excessive and significant noise escalation and intrusion.

The serious implications of these extravagant proposals, which may well stretch to 3 to 5 years of active phased development cannot be overstressed. Early stages of ground preparation and providing sub-ground services would inevitably involve a huge number of heavy lorry, plant and earth movements on a daily basis, with all vehicular traffic forced to use the same limited approach roads Whitstable Road and Rough Common Road. Once above-ground construction then starts heavy vehicular movements intensify as building materials, craneage, piling machinery, sub-contractors and operatives move onto the site. As the new homes complete, the new residents can rightfully expect to enjoy their unrestricted rights to personal vehicular use which, coupled with modern demands for home delivery and for normal services society expects, will permanently increase traffic volumes dependent on city-wide and local road networks totally inappropriate to meet the need.

The Draft of Policy C12 includes aspirations of internalising community needs within site boundaries wherever possible, yet item 4 (Access and transportation) completely fails to address the unavoidable reality that the whole concept of the Proposals is based on a flawed road system for this scale of development in this location. Existing local residents have prevailing Amenity Rights, and these must not

be cast aside by Proposals that inevitably introduce such severe impact with adverse health and safety consequences.

For the above reasons we wish to strongly **OBJECT** to the Proposals, which should not be permitted to be included in the Local Plan 2040.

Yours sincerely

Mr & Mrs Clark

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