

I STRONGLY DISAGREE with the Policies R1, R20 and R22 (amongst others) – see my completed form. The proposed developments should not be allowed to go ahead. To do so would turn the area into one big concrete new town.

Supporting document on Policy R1 and R22

General comments

- The land earmarked for development in R1 is not for sale and this a very underhand process, already affecting people's lives and mental health.
- The character of our village would be lost, engulfed by the new development.
- The scheme will destroy much prime farmland, extremely productive, precisely when our country needs such land.
- The rural landscape will be lost and our community detracted from.
- The road infrastructure is completely inadequate to the extra 3,210 houses that would be built in the new town especially when added to 420 houses ('minimum') that CCC plan in Womenswold and, in the Dover Plan, 640 at Aylesham (joining Aylesham and Snowdown). The roads are dangerous and lives have already been lost in traffic accidents.
- The area already struggles with inadequate drainage.
- East Kent is already a water-stressed area. We understand that CCC have no scientific evidence to show that local water resources can bear this extra burden.
- The woodlands, Oxenden and Ileden, which are officially designated as a Site of Special Scientific Interest (SSSI). If we allow the influx of so many more people and consider the increased footfall in the woods, it is clear that the threat to the flora and fauna is huge.
- Light pollution - wildlife would have nowhere to go day or night, and no more stargazing.
- Detrimental to air quality.
- Too much concrete leading to more flooding and loss of habitat for wildlife.
- When we bought our house, on the edge of the R1 area, the land search identified that we are in a flood risk area.
- Aylesham was formerly a mining area. Have the necessary experts done the necessary investigations into the viability of a development of this enormity – R1 and R20 in particular?
- Further pressure on already very over-stretched emergency and public services. EG it is already extremely difficult to get to see a GP, and virtually impossible to get a dentist.

Tranquil space:

The government's online guidance states: "For an area to justify being protected for its tranquillity, it is likely to be relatively undisturbed by noise from human sources that undermine the intrinsic character of the area. It may, for example, provide a sense of peace and quiet or a positive soundscape where natural sounds such as birdsong or flowing water are more prominent than background noise, e.g. from transport."

Those of us who consider environmental noise focus almost exclusively on the direct health effects such as the potential for sleep disturbance or how many people would be highly annoyed by a noise source (with reference to WHO guidance, for example) (Clive Bentley, 2019)

The National Planning Policy Framework states: 5. Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value...
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...

The R1 Policy ignores and rides roughshod over all of these things with its plan to essentially concrete over almost the entire area.

Roads / Increased traffic / Noise / Pollution

The roads servicing the area are not safe as it is. They are mostly narrow country roads and very prone to flooding/large areas of standing water when it rains; they quickly become icy and very dangerous in colder weather. There are a lot of accidents on the road from Aylesham to Wingham and to the A2. It can also get very congested in parts. The delays at Wincheap from the A2 to get into Canterbury are already extremely problematic and this will get far worse.

Emergency services already struggle to get through on some of the country roads.

There will be a massive increase in noise, and air pollution – one of the reasons we moved to the area, for my son's health in particular.

Thousands of new people will be helicoptered into the area under this proposal, with the unimaginable pressure that will put on the surrounding villages and current residents; thousands of new buildings ruining the landscape forever, tons of concrete and hardstanding areas for cars and other vehicles, increased likelihood of flooding when the rain is unable to run off or soakaway, more sewage to end up in the sea, pressure on the roads that are already hazardous... the list is endless.

Policy DS18 – Habitats and landscapes of national importance

This needs to be observed – currently re R1, R20 and R22 at least it is not:

1. Proposals for major developments and proposals which conflict with the objective to conserve and enhance the Kent Downs Area of Outstanding Natural Beauty (AONB), or that endanger Tranquillity, will not be permitted except in exceptional circumstances.