

Second Tabled Update for Item 3.1 – Land to the west of Teynham (21/503906/EIOUT)

Since the first Tabled Update was circulated a further consultation responses was received from Newnham Parish Council, which in summary raised the following concerns:

- Newnham Parish Council joins with Teynham, Tonge, Lynsted with Kingsdown and Doddington Parish Councils in objecting in the strongest possible terms to the applications.
- The impacts of these developments will be felt by residents of this parish for decades to come and the potential impacts are of great concern.
- We recognise that proposals of the scale require significant consultation and thorough examination of all issues. However, the need to supply additional information and repeated cycles of consultation which local communities find costly and difficult to respond to. The repeated rounds of consultation cause consultation fatigue.
- The applications offer development which is not well located and requires significant transport infrastructure to support it.
- The impacts are considerable and there is overriding uncertainty as to whether those impacts can be satisfactorily and acceptably mitigated. Additional traffic would cause congestion and air quality impacts. The northern application in isolation will certainly increase traffic using the A2 which is already overloaded with traffic.
- Neither application 21/503906/EIOUT nor 21/503914/EIOUT accords fully with the adopted Development Plan, and we strongly contend that there are no material considerations of sufficient magnitude as to outweigh the actual and policy harm caused by the proposals.
- An appeal decision indicates the Council doesn't have a 5-year HLS but this is a snapshot in time and the position is more marginal than the appeal decision implies. However, even if there is not a 5 year supply, there are compelling reasons that why the presumption in favour of sustainable development should not apply.
- The two developments do not offer sustainable development and the benefits that would be realised would not outweigh the significant and very serious harm that would be caused on numerous levels.