

Alexander Gunyon

From: Liviu Joita [REDACTED]
Sent: 02 June 2024 17:23
To: Consultations
Subject: Comment on Canterbury City Council Draft Local Plan 2040

Categories: Blue category

You don't often get email from [REDACTED] [Learn why this is important](#)

--Email From External Account--

Name: Liviu Joita
[REDACTED]

I am responding as a frequent visitor to the Canterbury District and in relation to Chapters 1, 2, 5 and 6 of the Draft Local Plan, particularly policy C12 in Chapter 2, I wish to state my opposition to the development of a 2,000-house town on a greenfield site near Blean and Tyler Hill of prime agricultural land.

This land is used for sustaining local biodiversity and borders ancient forests that are key natural resources in the District.

Developments of this scale should prioritize utilizing brownfield sites and previously developed land before destroying pristine countryside and natural habitats. The Council must re-evaluate its approach to align with its commitment to environmental protection, sustainable development, and preserving Canterbury's natural heritage.

The proposed site under policy C12 would be an isolated rural housing estate lacking essential amenities and services. An influx of 3,000 to 4,000 additional private vehicles on the existing rural road network is expected. The site's access and connectivity issues that led to its previous rejection have not been adequately addressed, casting doubt on its viability for residential development.

Rough Common Road, a narrow residential street with weight restrictions, would become a major thoroughfare during construction and subsequently bear the burden of thousands of additional passenger vehicles, exacerbating traffic congestion and creating major difficulties for current residents in terms of noise and pollution.

The intersection of Tyler Hill Road and Blean Common, which has witnessed multiple accidents, adds to safety concerns in the scenario of increased traffic volumes. Additionally, the A290 Whitstable Road is still one of the most dangerous roads in the country.

Numerous gardens in the Blean and Tyler Hill areas experience significant flooding, with one persistent puddle along the Crab & Winkle Way remaining for long time. The area's geological composition of London Clay with superficial Head material (a mixture of Gravel, Sand, Silt, and Clay) renders traditional drainage solutions like soakaways and field drainage systems ineffective for satisfactory water management.

The construction of 2,000 new housing units with impermeable surfaces like concrete and tarmac would exacerbate existing flooding problems. Even with Sustainable Drainage Systems (SuDS), the underlying soil characteristics make it highly unlikely that such systems would function effectively, leading to regular and widespread flooding throughout the region.

Best regards.
Liviu