



31st May 2024

Canterbury City Council

Sent by email - consultations@canterbury.gov.uk

Dear Sirs

Re: Canterbury District Local Plan to 2040 - Objection to Section C12

I am writing to formally object to Section C12 of the draft local plan and I would please ask the Council to think carefully and reconsider the inclusion of C12 in the plan for the following reasons:

Biodiversity

The area included in C12 is the home to a large amount of flora and fauna, many of which are protected or rare. The proposal of the C12 development threatens to disrupt these very delicate ecosystems. Removing such green spaces would lead to the loss of habitat of our local wildlife, for example - birds, small mammals and invertebrates. I believe that some species would never recover. Plant diversity reduction would disrupt the resilience of local ecosystems and their ability to provide essential natural services such as pollination and natural pest control. The proposals in C12 do not equate to the 2021 Land Character Assessment - the Council Local Plan should be conforming to this.

Area and traffic

This area is made up of 3 villages (Tyler Hill, Blean and Rough Common) which if this proposal goes ahead would turn our villages into a small town. This would create huge detrimental problems with traffic flow - already the roads are struggling to cope with the amount of traffic going into Canterbury and Whitstable. Many of the people who would live in these dwellings would be

travelling into Canterbury on a daily basis, thus increasing volume of traffic, both along Whitstable Road, Rough Common Road and Tyler Hill Road. Tyler Hill Road (to which my home backs onto) is an already narrow, winding road with frequent closures already due to repairs with potholes and pipes and cables underground. The development is proposed to be built on both sides of Tyler Hill Road. Tyler Hill Road cannot possibly sustain the amount of traffic which could potentially occur if this development goes ahead. There are already frequent episodes of drivers speeding along this road with near misses - I have had several near accidents myself caused by people driving too fast, especially on the corners. I believe it is just a matter of time until a very bad accident occurs on this road - if the development of 2,000 dwellings happened with the possible increase of at least 1 car per dwelling, this would just increase the problem we already have.

Geology

The proposed site for C12 has unique geological features which have significant scientific value. The huge construction activities which would come with building such a massive development would I believe, cause untold damage which could never be recovered from. Natural records of our area's history could be wiped out. We should be maintaining these geological sites for our future generations.

Agricultural Impact

This development would mean the loss of huge fields and areas of best and most versatile agricultural land. We need the local farmland and should be encouraging local food and crop production. This country is an island and we cannot depend on bringing in food products from overseas. We should be making full use of our existing agricultural land. The proposal for this development will just wipe out more land which should be used for farming. Protecting agricultural land is important to maintain local food supply.

History

The proposed development would have a huge negative impact on our local church - The Church of St Cosmus and St Damian. There is also the matter of the Roman Villa in this area which offers insights into ancient Roman times in Great Britain. Canterbury Council's Environmental Strategy states that the Council is committed to protecting and enhancing the historic environment for the future. How can this possibly be true if a huge development is built?

Air Quality

I believe health problems could occur due to the increased amount of traffic moving in the area and also the huge extra number of dwellings planned.

Canterbury City Council's Appraisal of C12

I am confused as to how the Council can publish this appraisal chart but still expect us to take on board the plans for C12! I understand that the red areas demonstrate a negative impact on the area - has anyone who created the C12 plan actually bothered to read this chart???

Table 5-8 - Summary SA of proposed new settlement north of University of Kent

SHELAA Site Ref:	Site Address:	SAO 1: Air Quality	SAO 3: Biodiversity	SAO 4: Geology	SAO 5: Landscape	SAO 6: Water	SAO 7: Flood Risk	SAO 9: Heritage	SAO 10: Housing	SAO 11: Land use	SAO 12: Economy	SAO 13: Transport	SAO 14: S Health and sustainable communities
SLAA319	Land north of University of Kent	0	--	--	--	--	++	--	++	++/--	++	++/--	++/- /?

I chose to live in a village location because I wanted to live in a semi-rural area and within a small community where I know most of the residents and where people care about one another. If C12 goes ahead, this would ruin the village character of Tyler Hill Village and also our neighbouring villages of Blean and Rough Common.

So in conclusion, I would say that the potential negative impacts of the proposed C12 development far outweigh any benefits. I strongly urge the Council to reconsider the proposed plans for C12 in order protect our natural environment and maintain our villages for future residents and generations.

Yours faithfully

Tracey May