



# St Michael's Road Area Residents' Association

## Canterbury District Local Plan to 2040

This submission to the consultation on the Local Plan 2040 is from St Michael's Road Area Residents' Association, a community group in Canterbury with 300 members. We are commenting on Policies SS3 and SS4 in Chapter 1, and on Policy C12 in Chapter 2.

### **Policy SS3 - Development Strategy for the district**

We object to the proposal for 'a new rural settlement... for land north of the University of Kent campus, north of Canterbury'. No reason is given for treating this as an exception to the policy, which we support, that 'Within the countryside... priority will be given to protecting the rural character of the district.'

### **Policy SS4 - Movement and Transportation Strategy for the district**

We welcome the abandonment of the Canterbury Circulation Plan in the previous draft, with its proposals for zoning and major new bypasses. We support the policy that 'A new bus-led transport strategy will ensure people have high-quality sustainable transport options for travel that will reduce congestion, improve air quality and enhance the city centre environment and its heritage.' We draw attention to the conflict between this and the proposal for 2000 houses on land north of the University of Kent, which will increase congestion and will be unable to provide sustainable transport options.

### **Policy C12: Land north of the University of Kent**

We object to the scale of this development in this location. 2000 houses here will have serious impacts on roads and traffic, and raise infrastructure problems generally. Two access points are identified on Whitstable Road but there is no indication of how they will solve the access problem. They will add to the traffic and congestion on what is already a heavily congested route into and out of Canterbury for periods of the day.

We note that the proposal claims that the development will 'minimise traffic flow onto Tyler Hill Road in both directions', but there is no indication of how this could be done, and it is therefore likely that it will also increase traffic into Canterbury on St Stephen's Hill, another frequently congested route.

We also object on the grounds that it completely contradicts the recommendations for this area in the University of Kent's Canterbury Campus Framework Masterplan, which described its 'rural landscape character' as a 'great asset' in 'providing a green setting to the north of the University' and proposed to 'maintain the overall agricultural landscape'. The Masterplan was the product of admirably thorough consultation and discussion with a wide range of stakeholders, to which our Residents' Association contributed. The new proposal reverses all of that, without any further consultation. It is also incompatible with policy DS9 in the draft Local Plan, which requires that

proposals for the University estate 'should reflect the design, landscape and masterplanning principles set out within the Canterbury Campus Framework Masterplan'.

Submitted on behalf of St Michael's Road Area Residents' Association by Richard Norman, Vice-Chair of SMRARA, 34 St Michael's Place, Canterbury CT2 7HQ. Please note that this is not my personal submission to the consultation, which will be sent separately.