

Alexander Gunyon

From: Jon Cardwell Davies [REDACTED]
Sent: 03 June 2024 13:54
To: Consultations
Subject: Response to Site C12 in the draft Local Plan

Categories: Green category

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

--Email From External Account--

To Canterbury City Council
Response to Site C12 in the draft Local Plan

From: Jonathan Cardwell Davies, [REDACTED]

I oppose the proposed development and note below my main reasons for said opposition.

Landscape and environment

The proposed development would mean the loss of large areas of “best and most versatile” Grade 2 and Grade 3 agricultural land. This does not sit well with the Local Plan which includes a policy, DS12 6.35, to protect the best quality agricultural land outside of urban and settlement boundaries.

In addition, the proposed development would destroy the green space (in essence, greenfield space) between the city and the villages of Rough Common, Blean and Tyler Hill. Our beautiful little city needs this band of green space and once concreted over, as so often is the case, can never be replaced.

Traffic

I regularly walk into the city centre down Whitstable Road.

This can often be highly polluted due to the volume of traffic. As an aside this is not helped by the inordinately badly timed railway crossing near the Westgate station.

The new development is described in the Sustainability Assessment of the SLAA as a ‘large-scale, car-dependent development’. The C12 development would turn Rough Common into a major through-route into the city. The volume of traffic down Whitstable Road would increase substantially.

‘Spatial strategy’ and housing

There have been huge developments agreed all around Canterbury in recent years and the relatively new Labour-led council has rightly advocated rebalancing the Local Plan for housebuilding, and stopping overdevelopment.

This proposed C12 development is a case of overdevelopment.

More time and effort should be put into ensuring that the other new developments have suitable infrastructure rather than taking on another new development.

Also, Whitstable Road and surrounding roads have seen an increase in water run-off and problems with the drain overflowing in recent years. The C12 development would concrete over vast areas of land and only make matters worse. Once again this would not fit well with the Local Plan, in particular section DS19 re urban sprawl.

Although I have other reasons, the above are the most relevant and I have attempted to keep this email relatively brief.

Kind regards

Jon

Jonathan Cardwell Davies

