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Chapter 2 Policy C12
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Whilst I can appreciate the need to provide additional residential areas within the Canterbury area and welcome some of the specific mitigation requirements being identified within the plan, I do have some serious concerns about the sheer scale of these proposed changes.

For many years there have been concerns raised about the local infrastructure, most notably, the level of hospital cover for Canterbury. There will be an even more acute need for some movement on health care provision in the area given the large number of additional homes being proposed. As part of an integrated plan it is crucial that concrete decisions are made for the future of the hospital BEFORE there is any significant uptake of these new homes.

I note that there are statements of this nature made regarding the provision of schools facilities in the proposed University of Kent development but this must also be the case for hospital care.

As a former resident of Blean my primary concern with the plan is for the 2000 houses proposed for the University site.

This includes how any infrastructure development, such as the WasteTreatment site, would alleviate existing problems and tie into existing planned changes such as the one behind the Royal Oak Public House.

From a pure village perspective I wonder how this scale of housing provision fits in with the concept of rural development. It looks and feels as though Blean, Rough Common and Tyler Hill will be consumed by a large urban sprawl joining these villages to the City.

Whilst I am pleased to see the Plan recognise the need to improve cycling and walking facilities in the area 2000 homes will generate a large number of daily car journeys between the village and surrounding areas. I understand access will be from the Whitstable Road but this will have a significant impact on that road and through Rough Common. Moreover, the narrow winding Tyler Hill Road risks becoming something of a ratrun for those heading across towards Herne Bay and Margate unless there is adequate access out via the existing University Road towards Tyler Hill.

Canterbury City centre already struggles to cope with existing traffic flow at peak times and adding another 2000 homes on the North side of the City will seemingly add to this problem.

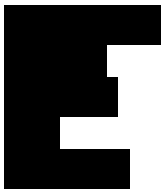
Having previously made a positive statement about schools provision I am concerned by the seeming lack of comment about the footprint of the new schools. Blean School does have a good size outdoor space and field and it would be good to see the Council acknowledge the need for safe, secure access to similar spaces for the new schools.

The villages are of a distinct character which includes wooden weatherboard cottages and predominantly linear settlements that I fear will be lost with such a large development. Moreover for a City that has prided itself on its history there is much uncovered and yet to be uncovered archaeology in and around this development site. From a personal perspective we found a Nuremberg token from the Middle Ages in our back garden in Blean along with horse shoes possibly from some ancient traveller!

As a child I would observe the skylarks above Blean school field. These birds need the fields to nest and if you take the fields away they will be forced to move elsewhere. All this does is affect to delicate balance of nature in a location very close to one of the rare sites that you find the Heath Fritillary butterfly.

To summarise, I feel that this sort of large scale development is going to detract from the existing villages of North Canterbury; is unsustainable when viewed against the wider infrastructure of the City and risks making irreversible changes to the character and wildlife of the area that are currently enjoyed local inhabitants and visitors alike.

Elizabeth Morgan



Sent from my iPhone