

Local Plan Consultation  
Canterbury City Council  
Military Road  
Canterbury  
Kent  
CT1 1YW

3rd June 2024

Shauna Barton

**F**

Dear Sirs,

I am writing to you to put forward my objection to the proposed plan for the Canterbury district. My main objection is in relation to **Chapter 2 Policy C12 Land north of the University of Kent**, however I think the entire plan leaves a lot to be desired.

I live within the village of [REDACTED] and have done for the last [REDACTED] years. It is a wonderful rural community benefiting from the surrounding Kent countryside and I strongly believe that the proposal for **Land North of the University of Kent** will have a hugely negative impact on our entire community.

I OBJECT TO THE PROPOSED PLAN FOR THE FOLLOWING REASONS:

1. The most recent Strategic Land Availability Assessment from December 2023 which refers to Land north of the University of Kent notes there would be: "Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (site contains an Ancient Monument and is adjacent to Grade 2\* and Grade 2 Listed Buildings, with likely impacts on the heritage assets and/or their setting) and Land use (site is a greenfield over 3ha)."  
What has changed since 2021?
2. The proposed housing development is on a greenfield area of more than 100 hectares, and is Grade 3 agricultural land currently used for arable crops and grazing. Global instability has allowed us all to experience first-hand supply chain issues over the past few years, that combined with the effects global warming is having and will continue to have I believe that the protection of farmland is more important now than ever.
3. The proposed area for development, is surrounded by a number of significant heritage sites and conservation areas all protected by national planning laws. The proposal seems to disregard the importance of this and the negative impact such a huge sprawling development will have in relation to the conservation and heritage sites.
4. The proposed development will destroy an immense area of natural beauty which is currently enjoyed by thousands of locals and residence. With a development on such a large-scale, light pollution and noise pollution are going to have a huge effect on both the wildlife and surrounding communities.

5. This development will extend the urban area of the city of Canterbury into the countryside.
6. The proposed development is so vast that it will swamp the existing villages of Blean, Tyler Hill & Rough Common. I believe that C12 does not satisfy policy DS19 of the Local Plan, as C12 would in effectively create one continuous urban sprawl between Rough Common, Blean and Tyler Hill with no significant separation of the three villages.
7. Policy C12 states that 'the rural settlement' will be 'car-dependent'. At a minimum this would mean an increase of 2,000 more cars on our roads. Realistically with many families owning more than one car you could easily expect upwards of 3,000 cars using the surrounding roads and decreasing the air quality. With this in mind, there has been no publicly available traffic impact assessment provided, during this consultation period.
8. Furthermore I understand neither the traffic impact assessment, nor the air quality assessment by the University of Kent are publicly available.
9. There is no doubt that the Blean Woodlands Complex will be negatively affected which in my opinions means this development cannot be in line with Policy DS23. The proposed development is surrounded by the Blean Woodlands area, the SSSI and by various parts of the National Nature Reserve. Within the beautiful landscape there are various rare and endangered species living in the fields, ponds, hedgerows and the Sarre Penn Valley. These species are all endangered by this development.
10. I believe no evidence has been provided to show how the development can/will provide 20% Biodiversity Net Gain (BNG) in line with policy DS17. No justification or evidence has been provided by the Council to show how 20% BNG can be achieved for this development.
11. How can CCC really justify the approval of so many new homes? Driving around Canterbury, Here Bay & Whitstable all you see is new, poor quality, tightly packed, badly designed, overpriced houses not in keeping with the surrounding vernacular. I believe 15,168 have already been approved, including this new plan which gives a total of 24,514 new homes (9,346 within the plan + 15,168 already approved). I have been informed "this generating an increase in the total 'permanent' population (excluding students) of over 60% which is not sustainable within the numerous, demonstrable infrastructure, social, health constraints and the unique heritage of Canterbury".
12. Canterbury City Council commissioned a report in 2021 which shows that the rate of growth forecast by the ONS is no longer realistic. The Edge Analytics report predicts population growth of 8% between 2023 and 2040. The ONS notes that in Canterbury, the population size has increased by 4.1%, from 2011 to 2021 which is lower than the overall increase for England (6.6%). The latest ONS Projected percentage change in number of households for local authorities in England, 2018 to 2028 shows a growth of 4,885 households for Canterbury in ten years. Assuming a similar rate over 22 years 2018 -2040 would imply a total of 10,747 new homes, not the planned total of 24,514!

Kind Regards  
Shauna Barton