

Alexander Gunyon

From: Jane Goodwin [REDACTED]
Sent: 02 June 2024 14:30
To: Consultations
Subject: Draft Local Plan 2040 - objection to policy W6

Categories: Red category

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I strongly object to policy W6 - Bodkin Farm

I object for the following reasons:

Planning permission for this site was previously refused in November 2014 and an appeal dismissed in October 2015 on grounds that 'the adverse impacts would significantly and demonstrably outweigh the benefits, such that planning permission should not be granted.' Nothing has changed since then!

An application to demolish the Grade II listed building, Bodkin Farmhouse, was submitted in November 2017 following a fire and withdrawn June 2018 due to the listed status having been 'conveniently' removed

This site forms part of what should be protected 'green belt' to preserve a gap between Whitstable and Herne Bay.

Despite this site being included in the 'draft' Local Plan 2040 and still being under consultation, I understand the developers, Parker Strategic Land, have already submitted an outline planning application which seems strange and very much like 'putting the cart before horse'. Furthermore, the local plan proposes 250 dwellings and a 6FE secondary school yet planning permission is being sought for 300 dwellings, a 6FE secondary school and an 80-bed care home and a retail unit with an additional 16 dwellings above. This is in excess of the proposal currently under consultation and not yet agreed.

The adverse impact of this development on the local environment, wildlife, traffic, sewerage and essential services would be detrimental to the quality of life for local residents, not to mention the risk of flooding. The water treatment works at Swalecliffe can't cope with current population levels, frequently having to discharge raw sewerage into the sea and deal with burst water mains. This development would add more pressure to an already creaking system.

Bodkin Farm site provides an important green space between Whitstable and Herne Bay. It should not be developed and the policy should be scrapped.

Kind regards

Jane Goodwin
[REDACTED]

Alexander Gunyon

From: Jane Goodwin [REDACTED]
Sent: 02 June 2024 14:31
To: Consultations
Subject: Draft Local Plan 2040 - objection to Policy C12

Categories: Red category

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I strongly object to Policy C12 - Land north of the University of Kent

I object for the following reasons:

Rural Settlement

This is not so much a 'rural settlement' as a new town the size of the original walled city of Canterbury. The proposed site is currently a rural gap between the city of Canterbury and the villages of Blean and Tyler Hill. The loss of such a large area of open fields and green space would be a travesty and would change the character of the area forever.

Traffic

Such a large-scale development will inevitably impact on local traffic both during and after construction and will create further congestion in the area, especially at peak travel times.

Increased population

The local population would increase from around 3700 to 10000 in a rural area. This will put pressure on water and sewerage, roads, infrastructure and local hospital and GP services which are already overstretched and unable to cope with the current population levels.

Impact on Environment

Such a huge development is bound to result in the loss of rare wildlife, hedgerows and ancient woodland. To consider building on farmland at a time when we are threatened with food shortages is both short-sighted and absurd. There would also be an adverse impact on the heritage sites at the Crab and Winkle Way and Roman Salt Road which are important to preserve.

My understanding is the site is owned by the University of Kent who are seeking to develop the land to raise funds due to financial difficulties. The economic woes of the University should not form part of any planning decisions.

There are already multiple large housing developments either being built, approved or considered in the Canterbury district which has rapidly become over-developed. I don't believe this is to meet local housing need but rather to provide housing for those coming from outside the area, particularly London boroughs. I am concerned that the proposal includes the paragraph 'create a complete, compact and well-connected neighbourhood, where everyday needs can be met within a 15 minute walk or short cycle, to support the local economy, to promote health, wellbeing and social interaction and to address climate change by reducing car dependency'. Aside from no consideration being given to the needs of the elderly or disabled, who cannot walk or cycle everywhere, I personally value my freedom and would not wish to live in a dystopian 15 minute city.

Enough is enough! This policy should be scrapped.

Kind regards

Jane Goodwin

