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23 May 2024

Dear Sir

Consultation Document – Canterbury Local Plan 2040

Please find my respond to the Consultation Document in respect of the proposed plan for the building of 2,000 homes within the Blean, Rough Common and Tyler Hill areas.

Road infrastructure. The A290 is currently designated as one of the most dangerous roads in Kent with a limited capacity to accommodate the growing requirements of the increasing housing developments. The road network has no capacity to expand or be upgrade to a level commensurate with the planning development at Blean. It would not be unreasonable to estimate that 2,000 houses would generate a minimum of between 4,000 to 6,000 additional traffic movements per day. The proposal that Rough Common Road also be upgraded would likewise be limited as there is no capacity for additional facilities to be installed or created. The increase in traffic flow in this road alone creates frequent gridlock at it's junction with the A290 and this would be further exacerbated by any increase in the proposed housing development. In addition to this there would be an increase throughout the local roads like Tyler Hill Road, Hackington Road, Giles Lane all of which serve the community and University. These minor roads (already stretched to capacity) are totally unfit and in poor condition and would not withstand the increase in traffic flow without major disruptions. Unless there is major reconstruction of the current network of roads within the proposed and surrounding area then the perceived demands of a new community will prove detrimental to the existing population.

Air pollution. One of Canterbury Councils prime aims is the reduction of air pollution specifically related to the use of motor vehicles. It is clearly evidence that at the present time the current policy is ineffective. The proposed plan would certainly include a massive increase in vehicle emissions, a substantial increase in air pollution and subsequent health issues. The school children who will attend Blean Primary School will be extremely vulnerable to the massive increase in toxic fumes generated by this development.

Conservation/Environmental issues. The proposed area of development is prime farmland and is an important part of the infrastructure that protects the environmental issues relevant to the villages of Blean, Rough Common and Tyler Hill. This development would effectively remove the identities of these villages and make the north of Canterbury a sprawling conurbation with no identifiable significance. The proposal also includes the Sarre Penn Valley and the Crab and Winkle Way which are both of historic significance. The loss of

farmland will further deplete the existing natural landscape and it's integrated biodiversity which is contrary to the Councils own policies.

Population. The increase in the local population would be between 4,000 and 8,000. The increase in footfall would bring significant challenges to our vulnerable areas of open spaces and existing natural landscapes. **Contrary to the Council's own agenda.** The increase in population would also bring about an increase in demand for medical services which currently are under resourced and would be detrimental to the health and well being of the present incumbents. The planned mass saturation would destroy the heritage and identity of an area that the council has **committed to protecting and enhancing.**

Whilst in general terms I fully accept the need for new housing to cater for a growing population, there is a paramount need to disperse and plan these developments in such a manner that has minimal impact on already established communities.

The proposed plans for the above area would have a detrimental impact on these communities with the result that it will destroy the cultural heritage and identity of our most treasured villages.

Yours faithfully

A Watkins