

Mr and Mrs A J Cooke



CANTERBURY DISTRICT LOCAL PLAN 2040

LAND NORTH OF THE UNIVERSITY OF KENT CAMPUS

Chapter 1 "Vision for the district to 2040"

The vision states:

"A thriving environment"

"...existing valued open spaces...will be protected for future generations...".

The area North of UKC is enjoyed by local residents, walkers and cyclists along the Crab and Winkle way and footpaths. It is grade 2 farmland and should be kept to supply home grown food and fresh air.

"...providing significant increases in biodiversity..." is not achieved by building 2000 houses.

"Improved connectivity"

"High-quality public transport..."

2000 houses probably means an extra 5000 people and 4000 cars. Outlining a bus route does not guarantee a bus service will be provided"

"Healthy communities"

Smaller groups of homes, spread around and beyond the city, would surely be more preferable than one large development. Why not include two storey flats?

Chapter 1 "Strategic objectives for the district"

"...protecting...green gaps...between settlements"

this will not happen if developing the land North of the University of Kent goes ahead. Rough Common, Blean, and Tyler Hill will become one gigantic conurbation, to the detriment of all residents in these villages.

"...improving the health and well being of our communities."

In the villages of Rough Common, Blean and Tyler Hill this will not be achievable by the building of 2000 homes.

"Positively exploit the delivery of infrastructure..."

How is this possible when water and sewerage are provided by companies who seem unable to ensure supplies of water, and drainage systems have not been updated? Sewage is a common problem in Blean and around the South East.

Chapter 2, policy C 12 University of Kent development

We object to this development in its entirety:-

2-16 Rough Common Road is a minor road, through a residential area, and not suitable for construction traffic, which should use the A290 from the Thanet Way. Any upgrading would be to the detriment of the trees already in situ.

2-16 Any changes at the A2 Harbledown junction inevitably would mean the destruction of existing habitat and woodland.

Site C12. 1A. This proposal equates to four times the size of Rough Common village.

5. (a) Waste water treatment works within the site, will affect the residents.

(Note: In Ashford a site was built away from residential areas. Subsequently houses were built all around it. The residents now complain of the smell.).

Other than two access points to the A290, more to the North and one to the East should be built.

The proposed use of the Crab and Winkle Way from opposite Kent Collage is totally unacceptable.

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