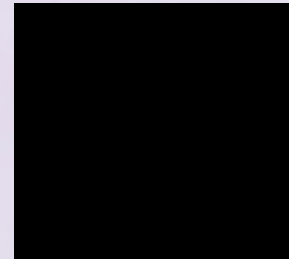


Local Plan Consultation  
Canterbury City Council



To Whom it May Concern:

### **Canterbury Draft Local Plan 2040**

I wish to make to make the following response to the consultation on the above draft plan.

#### **Chapter1: Q1 & Q2:**

Whilst the plan is generally comprehensive, with many points of merit, there are elements which remain vague.

#### **Overall Vision for the District:**

My main concern is that the plan overlooks one central point, namely that Canterbury is a comparatively **SMALL** medieval city which would become completely overwhelmed by the kind of development proposed. Canterbury is currently struggling to cope with the demands of modern day living imposed upon it. Even with the additional planned facilities the city will fail to stand up to the sheer volume of the proposed increase in population and traffic. The extent of new facilities required to support such growth is hard to imagine. It is currently very difficult to find doctors, dentists and schools able to accept requests for new registrations and the demands introduced by the draft local plan would only make this situation eve worse. In particular, our hospital is currently unable to provide essential services in a number of areas of medical practice making any substantial further demand made upon it out of the question.

#### **Chapter2: Policy 12:**

I have grave concerns about the proposals outlined in this section (Development to the north of Canterbury).

#### **Local Implications:**

The position of this development is inappropriate and totally out of scale. An increase of 2000 houses on an area of open countryside and woodland, bordering a site of significant historical importance, is unthinkable. The density of such a development would completely destroy many of the fine features of this area, not least of which is the Crab and Winkle walking and cycling route which is so well used , giving great pleasure to all who access it. It would lose its current charm and beauty, only to be replaced by and dwarfed by a vast area of built environment .

#### **Food and Farming:**

The proposed site for this development has been farmed for many years making it an area of importance not only supplying food but also providing an extensive open rural vista from Blean across to Tyler Hill to the right of the much loved and used Crab and Winkle Way.

#### **Transport:**

However much importance is placed on the use of increased public transport and local planned facilities within walking and cycling distance, the fact remains that families in the 21<sup>st</sup> century and beyond will not be prepared to give up the use of their own car (or likely more than one in many households). The proposed access points for this development opening out onto the Whitstable Road are poorly conceived. This route into and out of Canterbury is already one of the busiest. Contemplating a heavy additional volume of private and public transport would place impossible pressure on the road network. Much of this traffic would be channelled through Rough Common Road which is already a difficult road to negotiate due to parked cars on a large proportion of it and the narrow nature of the road bordered on both sides in many places by residential properties. In addition, residents living in a number of side roads which join Rough Common Road already find exiting a difficult and potentially dangerous manoeuvre. A heavy increase in additional traffic would impose further hazards. The intention to improve the movement of traffic in Rough Common Road is hard to imagine – How and Why? This is a small village community mostly inhabited by elderly residents whose lives would be seriously affected by any major changes of the kind proposed (which lack any precise detail at this stage).

### **Heritage:**

The plan gives very little credence to local heritage of historical significance. The church of St Cosmus and St Damien would become an isolated and lost feature, surrounded by urban sprawl.

### **Wildlife and Biodiversity:**

One of the main features of this area, enjoyed by walkers, cyclists, residents and visitors is the wide range of wildlife, flora and fauna to be found. A development on this scale would completely destroy this important contribution to the quality of life in this area, which would be lost forever.

### **Flooding:**

The unimaginable addition of 2000 houses and all the possible related problems is worrying. The removal of such a vast area of farming land, which absorbs and copes comparatively well with current land water, would be seriously affected if replaced almost entirely by hard surface roads, buildings, driveways etc over London clay, posing a serious risk of flooding. Drainage of all kinds is a mammoth undertaking for a development of this dimension and even with a water treatment plant within its boundaries, it does not address these concerns

### **Summary:**

It is accepted that more housing of various kinds, as stated in the draft local plan, is required to meet current and future needs. However, the intention to place 2000 new homes in one area of cherished countryside can only be regarded as inappropriate and unacceptable. There are many examples across the country of heavily populated developments of this kind not meeting the expectations of nor providing the quality of living promised to residents. This can lead to problems such as increased crime, antisocial behaviour, health issues and public services unable to cope. This must surely point to the fact that large, concentrated developments of the kind proposed, are not generally in the best interests of residents, the local community or for the future preservation of our 'green and pleasant land'.

