

[REDACTED]

Tuesday 14th May 2024

Local Plan Consultation,
Canterbury City Council.

Dear Sir/Madam,

C.12 (University of Kent Development)
Local Plan Consultation

I am [REDACTED] years old, a [REDACTED] who chose to live in Canterbury nearly [REDACTED] years ago. I am a [REDACTED]

I object to this so-called 'rural settlement' of two thousand houses with its hub and infrastructure filling the rural gap between Canterbury and the villages of Blean and Tyler Hill – 'minimising and mitigating damage is vague and non-specific'.

I am concerned that these houses do not meet the real housing needs of the district - affordable housing does not meet the critical need for social housing.

Public services particularly G.Ps., and National Health dentists are in short supply as are nursery school places. Two thousand more homes will not mitigate these shortages but exacerbate them. The new three form entry primary school within the community hub has no nursery places, nor does the repositioning and provision of a new two form entry to replace existing capacity at Blean School.

There is nothing in the plan to say how the extra water need is to be met in an already water-starved district. The proposed treatment plant will not mitigate the existing problem of surface water ending up in the river Stour and polluting both the river and Stodmarsh lakes. I would favour a moratorium on large house building projects until there are adequate plans in place to meet these needs.

The proposed two main access points in C.12 to Whitstable Road will result in long delays particularly at times when far more parents of secondary school children drive them to secondary schools the other side of the city. Accurately describing C.12 as a car-dependant development means additional traffic congestion on Whitstable Road and St. Stephen's Hill and worrying major air pollution in St. Dunstan's Street with the train level crossing. This could be mitigated with more mandatory requirements for drivers of waiting traffic to turn off their engines and making St. Dunstan's Street 'Access Only'.

The siting of 2000 houses in an area the Council describe as having a 'strong rural character' will have a profound negative impact on the present mix of woodlands, orchards and farmland. There will also be a real negative impact on 'heritage assets' - the church of St. Cosmos and St. Damian (at present a rural refuge), the remains of the Roman villa and the Medieval tile kilns - all surrounded by housing! This certainly flouts the Council's environmental strategy, "the Districts' heritage assets are highly sensitive to change and the Council is committed to protecting and, where possible, enhancing the historic environment for the future."

This C.12 development would not just impinge on the wildlife and biodiversity of the area, particularly the adjacent National Nature Reserve, but goes against the Council's own criteria to connect up areas of woodland and to protect and promote wildlife.

I am very much against this development on grade 2 and grade 3 agricultural land when, as a country, we need to protect our food provision and not add to food imports.

The Crab and Winkle footpath and cycle track help immeasurably the mental wellbeing of both local inhabitants and Kent University students, but also the people from further afield who use this facility. A so-called 'rural settlement' of two thousand houses would ruin this, deter its use and harm the happiness of numerous Canterbury and Whitstable council-tax paying residents.

An acknowledgement of receipt of this letter would be appreciated.

Yours faithfully,



John Shirland