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I strongly object to section C12 Draft Local Plan 2040 for the following reasons:

RESPONSE TO DRAFT LOCAL PLAN 2040

PRIMARY ACCESS I object to the primary access for the following reasons:

1. Exact position is unclear as very difficult to position the arrow on map p.52, conceptual, shows towards the end of the Bridleway near Kent College.
2. Written statement p.55 4d clearly states 'junction of Whitstable Road and Rough Common Road'. This places the access road through Blean House, a Grade II listed property which is privately owned. Inaccurate information not the same as arrow above.
3. This access point if I assume we are using the arrow for information takes the road over Hothe Court Conservation Land. There is also the Crab and Winkle cycle path which is situated on the Old Salt Way. Conservation land is protected and should not be built on or over.
4. Further along the Bridleway is Hothe Court a historic farmstead which dates back to medieval period. Both Hothe Court House and The Long Barn are Grade II listed. Situated with them are West Oast and a Tile Oast which although not listed sit within the Conservation area. Negative impact upon these buildings.
5. There is no information within the plan to state how these areas are to be preserved or how putting a road through this area would impact upon this rich heritage site.
6. P210 Draft Local Plan point 5 putting a road through this conservation area does not meet any of these points.
7. Until Blean School, secondary access point, is demolished and a new school is built all construction traffic in and out would pass through this area. This will mean extremely heavy use and an incredible amount of damage to the wildlife, hedges, trees and heritage of the area.
8. This is also home to 10 bee hives which provide pollinators, impact of noise upon them? Canterbury City Council is actively encouraging pollinators. Could insert a huge number of quotes from Pollinator Action Plan 2023 to 2028, Pollinators are to be encouraged not eliminated from an area which is what will happen,
9. This is also home to the Great Crested Newt research area of the University. There is a fenced off area with I believe 8 ponds and a porter cabin. The University is world renowned for their research into these protected creatures. Severe impact, imagine they will need to be moved.
10. Local people in Rough Common will lose a valuable area for recreation, health and wellbeing which is within easy reach of the village and they will lose the more open land and the Crab and Winkle path for walking towards Blean. Big Impact upon health, wellbeing.
11. Crab and Winkle line, Peter Davies stated that Crab and Winkle line will not be impacted. 2 access roads have got to go over the Crab and Winkle to reach the construction site. There will be impact. Crab and Winkle cycle route draws people from far distance, loss of tourism, loss of amenity to local residents.
12. Access route practically opposite Kent College entrance used for deliveries, student drop and pick up. How will this road cope, I do not think it will. Too much traffic in one area.

SECONDARY ACCESS POINT

BLEAN PRIMARY SCHOOL I object to the secondary access point achieved by demolition of Blean School for the following reasons:

1. Cllr Pat Edwards has stated that the New Blean Primary School will be the first building constructed on the site of the new settlement. I have huge concerns regarding this statement. Once built pupils will transfer to the new building and the old school will be demolished to gain a second access point to the settlement site. Are the children going to be placed upon a building site for however many years it takes to build this settlement. Cllr Baldock has indicated verbally to me it will take 10,15,20years to construct. Children cannot be educated in a noisy, dirty and polluted environment
2. I have enquired about an education impact statement concerning the proposed move and received this response from Assistant Director of Education within the Local Authority. 'The proposed relocation of Blean Primary School is way off in the future and any feasibility studies into such a plan are some way off. These will look at a wide range of considerations to such a scheme'. No impact statement has been undertaken before Blean Primary School rebuild has been inserted into this plan.
3. I strongly object to a thriving school being demolished to make way for a road. I have been told by Cllr Baldock that the developer is to be responsible for the build of the new school. It feels very much as if the new school is being used as a bargaining chip to gain the access route needed by the developer.

TRAFFIC. I object to C12 due to the following traffic implications for the communities:

1. There will be 2 access points from the settlement onto Whitstable Road. This is a very busy and dangerous road leading into Canterbury via St Dunstons. At the roundabout with the junction of London Road the road narrows considerably and traffic backs up during rush hours. There are also the barriers for the train at Canterbury West Station. This road cannot cope with anymore traffic and pollution will increase considerably.
2. Rough Common Road. Draft Infrastructure Delivery Plan February 2024. P13 9.9, 9.10 States that Rough Common Road will be upgraded but gives no further information. I understand this is to make the traffic flow, will this increase speed? Lacking detail.
3. P13 of above document 9.9, 9.10 refers to the increase in the number of slip roads to be built for the A2 at Harbledown. The reason for this is so that Settlement traffic will not have to enter Canterbury. It will travel via Rough Common Road. More traffic.
4. Rough Common Road is a 2 lane road travelling through a ribbon development village. It is narrow at places with houses directly onto the pavement. Pollution worries for all but especially for houses so close to the road. Draft Air Quality Action Plan February 2024 states

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"Those most at risk from air pollution are the young, the elderly and those with predisposed medical conditions which may be exacerbated by elevated levels of air pollution".

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We know that poor air quality has long lasting negative effect on health".

Local Plan 2040 p.21 point 7

"New development should be designed to help improve the air quality of the district as a whole". This will not be the case as Rough Common is semi rural and I think adding vehicles from 2000 houses will increase air pollutants particularly NO2. All vehicles, entering and exiting onto Whitstable Road are being encouraged to travel on Rough Common Road.

5. If one car parks on the road there will be a build up of traffic.
6. There is a weight limit for this road therefore no construction traffic over 7.5 ton should use this road.
7. Development of 23 houses had been approved for the site behind 51 Rough Common Road, estimate an additional 40+ cars using Rough Common Road on a regular basis. This road will not cope.
8. Not only is traffic from the settlement going to be funnelled along Rough Common Road but also all construction traffic, statement made by Richard Moore at a meeting between Parish Councillors for the 3

Parishes affected and Council Officials. Cllr Baldock told me on 2 occasions outside the Guildhall on Monday 29th April that no traffic would go on Rough Common Road, an inaccurate statement. I now understand Rough Common Road is to be reinforced to accommodate heavy construction traffic, stated at 3 Parishes meeting. Not in Plan. Noise, disruption and pollution.

9. Rough Common Road meets Whitstable Road, traffic backs up here at present, if cars are moving in and out of the settlement each rush hour, congestion, noise and pollution will impact the lives of local residents and impact their wellbeing,
10. Large construction vehicles will find it difficult to negotiate pinch points on this road.
11. There is no Traffic Impact Statement to accompany the Draft Local Plan 2040.
12. There are many elderly residents living in Rough Common. They have suffered since the withdrawal of the local bus service. Many are unable to reach the bus stop on the Whitstable Road due to poor mobility. If Rough Common Road is used by construction traffic and, eventually all the resident vehicles and additional service vehicles from the Settlement, these residents will find this road hugely intimidating and I fear many people will be further isolated in their area of Rough Common Road. Wellbeing affected.
13. Andrew Thompson stated at the meeting between Parish Councillors and Canterbury City Officers that the new settlement would be suburban, but it is a Rural development and therefore car dependent.
14. Many children walk to school from Rough Common, an upgraded road with hugely increased traffic numbers will make it a very dangerous road and questionable if suitable for pedestrians.
15. Impact upon local wildlife. There are Hedgehogs in Rough Common who travel arounds gardens, they will not cope with the increased traffic and are important to us.
16. Towards the Palmars Cross Hill end of Rough Common Road the road runs parallel with Blean Woods. Protected. Pollution impact upon trees and wildlife, home to Heath Fritillary Butterfly, Nightingale, Hazel Dormice.
17. To the north of the development is Tyler Hill Road. A country road which is narrow, no street lights, no pavements and with 90-degree corners. It is rare to travel down this road without meeting cars travelling far too fast for the size of the road and at the corners a complete stop is needed. This road will not cope with increase traffic flow and accidents will occur regularly. Calais Hill is narrow and susceptible to slippage due to underlining London Clay. The junction of Calais Hill with Canterbury Hill and Wood Hill is dangerous. There will be accidents, cars are travelling downhill in both directions and therefore their speed has increased.
18. The Settlement Plan shows development plots to the North of Tyler Hill Road. How can traffic be minimised on Tyler Hill Road if houses are built to the north? Traffic will have to exit and enter onto Tyler Hill Road.

HOSPITAL and MEDICAL FACILITIES. I object to C12 because of:

1. Canterbury has no Full Emergency A&E dept. The draft Plan mentions a new Hospital on P.21, p.22, & p.31, p.32. But all these references are dependent upon NHS, not Canterbury City Council therefore CCC have no control over when or if a new hospital is to be built.
2. At present all Emergencies are taken by ambulance to either QEQM, Margate or William Harvey, Ashford both a good 45 minute drive away.
3. All areas of East Kent have seen huge housing developments, Thanet, Herne Bay, Whitstable, Canterbury, Ashford, Faversham to name a few. All these populations are served by QEQM or Ashford.
4. Hospitals are at breaking point. I had an emergency admission to QEQM in August 2022. It was a frightening experience. Hours waiting for an ambulance, hours waiting in a trolley queue outside A&E and once in A&E a 5 hour wait to see a doctor. It took 15 hours from calling an ambulance to actually seeing a doctor. It then took another 15 hours to being admitted to a ward. Since this experience the population in East Kent has grown enormously but hospitals do not change.
5. 4,000 houses are planned in S Canterbury from the previous plan and another 9000 from this draft local plan I believe. More houses cannot be planned and built without adequate Hospital facilities.
6. There is no GP Practice in Blean. Where will 4000+ people receive medical and dental treatment, local practices are already at full capacity.

WILDLIFE I object to C12 due to:

1. The proposed Settlement at C12 sits within The Blean Complex. It is a valuable asset and we should be nurturing and protecting, not destroying it.
2. I went to a talk about Wilding The Blean given by Kent Wildlife Trust. They explained the Blean Complex as being like a jigsaw puzzle and how they were working with other wildlife organisations e.g. RSPB to link the pieces together. I asked what would be the impact of C12 Settlement upon their plans and the immediate answer, without hesitation, was Disastrous!
3. Landscape Character Assessment and Biodiversity Appraisal 2020.
p.167 Blean/Tyler Hill classified as Tranquillity. This will not be so if 2000 houses build.
p.180 onwards.
“Conserve the local distinctiveness of historic buildings and their rural setting, particularly within the Hothe Court, Harbledown, Tyler Hill and Allcroft Grange Conservation Areas”

“Conserve the rural character of the landscape ensuring that it continues to play a role in the separation of Rough Common and Blean, The University of Kent and Tyler Hill, Sturry and Canterbury City”.

“Avoid extension of development on and beyond the ridge line into the more rural Blean landscape to the north”
4. LB10.
“The value and character of woodland and hedgerow networks should be maintained and enhanced particularly when this would improve the landscape, biodiversity and or link existing woodland.”

This is achieved by:

“Protecting Ancient Woodland , ancient trees and important hedgerows from damaging development and land uses”.

All contradictory statements to C12 plan

5. University Plan 2019 totally contradictory with its views/visions expressed within the document and what is now being proposed.

P3 Foreword.

“The natural environment is also cherished connecting us with Kent’s deserved status as ‘the Garden of England’ . Above all , we are determined that our Canterbury Campus is a place where academic excellence is celebrated, while also making a positive contribution to the lives of our neighbours and the city we inhabit”.

The University will not be contributing positively to my life. I will have no outside space to walk in which is vital for my wellbeing. I will live with constant noise, disruption to my life and pollution whilst construction vehicles negotiate Rough Common Road. The landscape I love to see will no longer be there, nor will the wildlife and their habitats survive. They will be actively destroying a part of the Garden of England.

p.15 Refers specially to Sarre Penn Valley, Many TPO’s in place.

“Providing a green setting to the north of the University as well as a more rural landscape character, this area is a major attraction to students, academic staff and visitors.

“Many opportunities exist here to enhance biodiversity and showcase the principles of sustainable land management, as part of the University’s offer of a green campus. These include preserving the

connectivity of the bankside vegetation along the Valley as an eco-highway for fauna in the area, and linking ponds and wetlands to better reconnect the stream to its floodplain.”

“Restoring the historic hedgerows to create wildlife corridors and managing existing woodland pockets will also diversify a habitats and promote biodiversity”.

6. These 3 statements are totally contradictory to the University actions of offering this land for a Settlement of 2000 houses , 2 school, community centre, water plant, offices etc. Access route is to go over Conservation Land, it will ruin and destroy natural habitats, trees, hedges, farmed agricultural land etc.
7. My Grandchildren will not know what it is like to walk into open countryside, they will not see crops growing in field and will not see natural habitats. All will be lost for future generations.
8. Bats fly from the church at Blean down to the Sarre Penn each evening to feed. Habitat destroyed.
9. I have been on a Bat Walk with students from UKC as part of their BioBlitz. Bats seen and logged by Whitstable Road proposed access point. Destruction of protected wildlife habitats.
10. Endangered bird species found on the whole of C12 site, Skylarks, Nightingale, Greenfinches.

The Three Villages. I object to C12 due to the following impact upon Blean, Tyler Hill and Rough Common Tyler Hill, Blean and Rough Common are 3 distinct villages with their own Parish Councils and Village Halls. There is a gap between all 3 and all 3 communities enjoy the outside space which is to be developed on. Putting what is effectively a new town between all 3 will destroy their identities and merge 3 villages into another suburban sprawl to the north of Canterbury. People live in villages as they appreciate a rural environment, they actively make that choice. Residents in rural settings are often more active as they are able to walk into the open countryside and to take that away from them will be devastating and will affect health and wellbeing.

I walk every day out into the area to be developed. I suffer from Anxiety and do not rely on medication. I therefore control my anxiety by walking everyday into open countryside, I see birds and listen to them, I feel fresh air and see beautiful views around me. This keeps me balanced. Hemmed in by a Settlement of 2000 houses, how will I balance? My open space has been taken away from me and I will have the stark choice of medication or moving.

Flood Risk

The area to be built upon is London Clay and during periods of rain, which is happening more often, it becomes waterlogged and fields flood. Water runs down the slopes on a regular basis and it becomes difficult to walk in areas other than surfaced paths. Once tarmacked with drives, patios and roads where will this water go?

Food I object to farmland being used for housing developments

The land is agricultural farm land of grade 2 and 3. Where is our food to come from if we constantly build on farmland. Will future generations not know what it is like to see crops grow ? We will become a nation which is dependent upon other countries for our food.

Factors which have hindered the process.

1. Plan went out for consultation March12 2024. I only knew about it because I had seen a news item on my tablet, due to algorithms on tablet? I spent weeks stopping people and asking them if they had heard about the plan, majority had not. Wrote to my local Councillor Alex Rickett who is on Cabinet expressing my concerns and asking for a leaflet drop by Canterbury City Council and was told ‘not cost effective.’

It has therefore been left to local residents to spread the word. This I think is appalling considering the huge impact section C12 of draft local plan will have upon the communities living around this area.

2. The whole process is very internet based. There is a huge volume of documents which are hard to read on tablets or laptops. Some areas need an interactive map for more detail. Many people have no internet access or do not feel their skills are sufficient and therefore have not been able to engage in the process.
3. 3 Consultation evenings for question and answers. All held towards the end of April which is too late in the process. None held in the areas affected by C12 and therefore once again many people not engaged in the process. All held in the evenings and all needed a car to access the venue. There should have been meetings held at local Village Halls to allow for lack of transport and during the day to allow for those who cannot make evening meetings. Totally lacking any thought or consideration to local residents. Felt as if Officers were merely ticking a box.
4. Consultation Evening at Guildhall a shambles. Late starting and only 120 allowed in. Extra session held but by 21 May with a June 3rd deadline for responses far too late in the process and residents in C12 particularly have been denied an opportunity to hear the presentation and ask questions which might inform their response.
5. At Consultation Evenings could only ask one question if chosen by Chair of meeting . To ask 2 questions impossible.
6. Intimidating environment in which to ask a question and many would have been put off from standing up in front of a large number of people. Microphone is also intimidating.
7. Extra consultation evening advertised as: 45 mins presentation, 45 min Q and A and 30 mins for people to ask questions less formally and more privately. The latter did not happen once again presentation and then Q&A. Intimidating environment again.
8. Parking charges in Canterbury are now exorbitant and deters people from attending. Residents in Rough Common do not have a local bus service therefore many unable to attend.
9. Map p52. Draft Local Plan showing C12 settlement. Inaccurate. Green space over Whitstable Road. Woods marked on plan which do not exist. Large Green arrow outside of plan area and over private property. Looks a rushed job using an out of date map.
10. Spoke to Cllr Baldock outside Guildhall Monday 29th April . He stated to me twice that “no traffic would go down Rough Common Road”. He clearly had not read the plan and I think that statement is totally inaccurate. Plan states ‘upgrading at Rough Common Road’, 4e p.55’ Provide highways improvements to Rough Common Road’. These are to allow for the additional traffic which will flows along Rough Common Road, from the Settlement, as that traffic is not wanted in Canterbury. All construction traffic to Use Rough Common Road not written in any documentation
11. No Traffic Impact Statement available. Should have been available when Plan went out for consultation.

The impact of this Settlement upon residents.

It is going to wreck lives. Many in the area are elderly and with failing health. I have spoken to many residents since this process started and I am overwhelmed with a sense of fear for them. They will not cope with the amount of change which will occur, they will not cope with the level of noise and disruption, they will not cope well with the amount of pollution there will be and they will have no open spaces to go to. The amount of traffic generated will trap them in their area or home and lead to loneliness. It is all very well for planners to sit at desks and look around Canterbury for an open space to place houses. This is not just a few

houses it is 2000! Plus associated infrastructure such as 2 schools. Huge! With a plan such as this goes responsibility to the residents who are going to be affected enormously. I felt no empathy at the Consultation meetings I attended from those giving the presentation. The impression I gained was that they were there to do a job for a certain number of hours, read off what was required of them with no feeling. Responses were always 'this is Conceptual' a useless answer as it is my life which is being impacted and I want to hear more than 'conceptual'.

Bus First Strategy

I object to the following:

Changes to Rheims Way to make dual carriageway one lane cars, one lane bus. Will restrict traffic into Canterbury and cars will find alternative routes for their journeys. Rough Common Road will be a by-pass by the back door and this was so strongly opposed in the previous plan.

Cars will find alternative routes and pollution will increase especially at the junction of Whitstable Road and Rough Common Road.

Although Bus First is commendable it is dependent upon the bus company being prepared to run the routes and I think they only run buses on routes which are viable for cost. There will be areas still without a bus route.

Canterbury bus station is at capacity so how can more buses be added?

Due to Historic characteristics of Canterbury Bus Station it cannot be enlarged, does not sit well with increasing number of buses and routes.

P S Wildman , 

