

Alexander Gunyon

From: Kevin [REDACTED]
Sent: 27 May 2024 13:14
To: Consultations
Subject: Canterbury district local plan 2040 - my objections
Categories: Blue category

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Dear Sir/Madam

I am writing to place my objection to the proposed development of 2000 houses and commercial hubs on prime agricultural land between the villages of Blean and Tyler Hill.

I have lived in the Canterbury area for [REDACTED] years and during that time have seen multiple developments on what were our areas of recreation during our younger years. The area earmarked for this concrete jungle is my (and hundreds of others) go to area for peace and solitude, to enjoy the open space and wildlife the area offers, to lose this would have a massive impact on me and in particular my and future generations mental health and wellbeing.

My following points are in relation to
Chapter 1 Spatial strategy for the district
Q1 Vision for the district
Q2 Strategic objectives
Chapter 2, policy C12

A thriving environment.

I totally agree with this proposal, open spaces are very important to the wellbeing of our community. But the proposed development will in fact totally ruin what is already an established area of natural habitats and landscape. The land is and has for many years been arable farm land (high grade prime agricultural land) which would be lost under the concrete jungle for ever.

The land and streams / brooks are homes to many forms of wildlife and is an important wildlife corridor. The stream that runs through this land was subject to a survey carried out by the Mid Kent Fisheries team, as part of the proposed Broad Oak reservoir. It was found that there were 26 species of fish including brown trout living in the stream - how many of these would possibly be lost to pollution caused by the building of a new sprawling development.

The proposed development ("a rural settlement") would in fact be a completely new town built between the villages of Blean and Tyler Hill and would be outside of the urban boundary of Canterbury.

The proposed development area is within an area of high landscape value, The City Councils 2021 landscape character assessment does class this area as having a "strong rural character" with a mix of farmland, woodland and orchards. It also refers to the need to conserve such land, therefore the C12 proposals do not conform, and are incompatible with the 2021 land character assessment which the local plan is required to conform with.

2000 houses, if only one car per property (in reality probably a minimum of 2)

I cannot, in fact I do not want to think of the impact this will have on what is already a grossly overloaded and outdated road network. I witness every weekday lines of traffic struggling to get to their destinations, the majority with their engines running whilst the air quality diminishes. Now let's add another 2 to 4 thousand cars, and that's not including the additional vehicles from the numerous coastal developments. The thought of an improved public transport service sounds wonderful, I would welcome it, but in reality how many people would give up their cars to use it and who would fund it, KCC are already withdrawing funding to Stagecoach resulting in the reduction or

withdrawal of bus services. The proposed works on Rough Common Road making this a major route to the A2! what a massive impact this would have on the village of Rough Common (yet another victim of the crazy 2000 house development).

2000 houses each needing utility services in particular water! well that raises another problem - just last year we were all subjected to hose pipe bans as the local water company could not cope with the demand, need I say more...

Drainage

The village of Blean's drainage system is at best poor and struggling to cope. Now let us add say 2000 houses to the antiquated system result disaster, more flooding and perhaps the need discharge into that lovely stream that runs through the valley.

Local services

Doctors, dentists and hospitals. We are all aware of the current situation with all of these overloaded failing services, weekly there is usually another news story regarding them. okay so lets add another 2000 houses and the result is, even longer waiting times and people unable to access a dentist or doctor.

The question is do I support this ridiculous application

NO! I strongly object and ask for common sense to prevail please do not let this go ahead and ruin forever a beautiful part of our garden of England.

I have one last thought, and perhaps a suggestion to the University of Kent.

If through mismanagement of the university you are financially struggling, perhaps give time to the idea of combining the 2 local universities, that way you could free up the current land occupied by the Christchurch University which is within an already built up urban area, then put that area up for development and that negates the need to ruin forever an area of natural beauty.

Regards

Kevin Dash

