

Alexander Gunyon

From: Stuart and Gillian Smith [REDACTED]
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Categories: Blue category

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,Dear Sir,

We are corresponding as residents of Canterbury City..

We wish to place on record our comments to the proposal in the draft Local Plan to erect 2000 houses on land belonging to the University of Kent between the University and Blean and Tyler Hill. Such development would also impact Rough Common because of the increase in traffic using Rough Common Road.

Future development appears to be based on flawed assumptions about demand and supply of houses, and the likely growth of population. Actual data as opposed to assumptions does not indicate a population growth necessitating the number of dwellings proposed by the draft Local Plan which is thus over-providing the number of dwellings actually required. Even then, past data shows that building that number of houses is unachievable on current building rates which is approximately half of that number.

In short it is suggested that the University site is not necessary to meet the required number of dwellings even before taking into account any other factors.

It would further seem that such development being Grade 2 and Grade 3 agricultural land (and being categorised as best and most versatile agricultural land) would be in contradiction of the draft Local Plan policy to protect the best quality land outside of urban and settlement boundaries.

Further the site is in the middle of the Blean Woods area and surrounded by various parts of the Nation Nature Reserve. There are also many rare and endangered species living in the woods, fields, ponds and hedgerows and the Sarre Penn valley. We note that a water treatment works will be required to deal with waste water etc from the development. We have to say that we have concerns that there will never be leakage from that to the Sarre Penn.

We are also very concerned about the traffic implications and how it would affect Rough Common caused by an anticipated very large increase in the number of traffic movements resulting from a development of 2000 homes. It appears that there will be only two main access points - one at the Blean Primary School site (not necessarily the best being at the brow of Tile Kiln Hill) and the other near Rough Common Road roundabout. Quite frankly we doubt that neither Rough Common Road or Whitstable Road could comfortably handle the much increased traffic flow.

Human nature being what it is drivers would take the course of the easier route which we would suggest would be Rough Common Road so as to avoid the constrictions of St Dunstons where Whitstable Road joins. Rough Common Road is not suitable to cope with increased traffic movements. It is noted that " highway improvements" would be needed to Rough Common Road. It is difficult to see how this could happen having regard to the nature of Rough Common Road and it's variable width. There is a section where it could be widened but that would still only lead to pinch points which it would not seem capable of being remedied unless there was large scale compulsory purchasing and demolition of existing properties.

Indeed, wherever the access points, all areas - Rough Common Road, Whitstable Road and adjacent roads will suffer from reduced air quality.

Lastly, should this development come to fruition the sheer scale of it would consume the adjacent villages of Blean and Tyler Hill which are likely to become one merged entity notwithstanding their individual Parish Council status. With only Whitstable Road standing between the proposed new development and Rough Common it can easily be seen that the character of Rough Common will also be affected to it's detriment .

Whilst not a matter for the draft Local Plan it is suggested that although the number of proposed new dwellings assists the Council in reaching it's house building target if the University of Kent's finances were on a better footing it would not be putting forward this site for potential development.

We would ask the Council to think again.

Yours faithfully,

Stuart and Gillian Smith,

