

Alexander Gunyon

From: Alison Cooper [REDACTED]
Sent: 28 May 2024 14:11
To: Consultations
Subject: OBJECTION TO POLICY C12 of the Canterbury district local plan.

Categories: Blue category

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Dear Council,

I object to the proposed new “rural development “ of 2,000 houses, shops and offices in unspoilt countryside between Blean, Tyler Hill and Rough Common.

*I object as the impact on the local area of a development of this size will be detrimental and against principles stated by the University of Kent themselves.

*Local impact . There has already been (and continues to be) large scale housing development in Canterbury City Council’s area and this has highlighted that public services such as GPs and hospitals appear to be running at capacity already.

*Traffic. Traffic in and around the C12 development would also be a major issue. The recent closure of the main road between Canterbury and Whitstable due to gas main works , highlighted how much traffic currently uses this route as other routes soon became clogged up. Adding more traffic and indeed building more roads (to feed into this area) will only exacerbate the existing congestion problems. The fact that the C12 site is described as a car dependent development seems to me to be a retrograde step when surely developments making use of fit for purpose public transport is surely the way forward.

*Wildlife and Biodiversity. The proposed C12 development site is in the Blean Woods area, an area of ancient woodland that Canterbury City Council in other policies states how important it is to preserve in order to protect and promote it’s wildlife. Using such a large area for “rural settlement “ will force wildlife into smaller and smaller areas of countryside. There are numerous rare and endangered species that would be adversely affected. As custodians of their wellbeing we should all be mindful of the effect large scale development in this area will have.

* Food and Farming. The proposed C12 development will mean the loss of large areas of Grade 2 and Grade 3 agricultural land. This seems at odds with other policies within the local plan which seeks to protect best quality agricultural land. We need to protect this land for us and future generations to ensure agriculture in this area is maintained.

The Council’s own landscape Character assessment describes “the strong rural character of this area with it’s mix of woodland , orchards and farmland”.

*Water. It is well known that Canterbury and the surrounding area is a water stressed district. With our current population problems arise with water supply, necessitating hosepipe bans to ration water. Waste water, pollution and sewage problems are also all too common.

*Surface flooding is also an issue for the C12 site as there is London clay across the area. So building here would contradict the environmental strategy for the district which states that proposals that increase the risk of flooding will be refused.

*Heritage assets. The C12 site would also impact on an ancient church , the remains of a Roman villa and Medieval Tile kilns. Many listed buildings and conservation areas would also be affected. In the Council’s Environmental

strategy set out in the local plan the Council sets out its commitment to protecting and where possible enhancing the historic environment for future.

IT IS FOR THE AFOREMENTIONED REASONS THAT I OBJECT TO POLICY C12 of Canterbury City Council's draft Local plan.

From Mrs. Alison Cooper, 