

## Alexander Gunyon

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**From:** Christina Lodder and Martin Hammer [REDACTED]  
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### --Email From External Account--

Name: Martin Hammer and Christina Lodder

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I wish to comment on the Canterbury Draft Local Plan 2040.

I do so in my capacity of former resident and now visitor to the area concerned by proposal C12.

My comments are in relation to Chapters 1, 2, 5 and 6 of the Plan and in particular to Policy C12 of Chapter 2.

I am writing to express my clear objection to the proposed plan to construct a new 2,000 house development on what is prime agricultural land vital for sustaining local biodiversity and which borders some of the most ancient forests in the country.

The Council's actions in pursuing this development directly contradict its own established policy framework, as it seems to be pushing a flimsy and inadequately justified case, with barely any time to draft the specifications (such as new road layouts) in sufficient detail. The Council needs to abandon this approach and instead urgently seek a legitimate exemption from the Central Government, based on Canterbury's exceptional circumstances and unique challenges.

Undertakings of such a colossal scale, which would be completely out of proportion to the existing villages of Rough Common, Blean and Tyler Hill, should prioritize the utilization of previously developed sites and brownfield areas before even contemplating the irreversible and detrimental act of paving over and destroying pristine natural landscapes and habitats. It is imperative that the Council reassesses its approach and aligns its actions with its professed commitment to environmental stewardship, sustainable development, and the preservation of Canterbury's rich natural heritage.

A significant drawback of the proposed site under policy C12 is its isolated rural location, devoid of essential amenities and services. This aspect implies that even in the hypothetical scenario where the Council implements a program to subsidize public transportation for prospective new residents, it would still be reasonable to anticipate an influx of thousands of additional private vehicles onto the existing rural road network. On top of that, the inherent accessibility challenges that initially led to the rejection of this site during previous evaluations have not been adequately addressed or resolved in any meaningful way. The fundamental issues concerning connectivity to the broader transportation infrastructure remain unresolved, casting doubt on the viability and suitability of this proposed site for residential development.

Rough Common Road, a narrow residential street with weight restrictions currently in place, would inevitably transform into a major thoroughfare or trunk road to accommodate the influx of heavy construction vehicles during the development phase, affecting the well-being of that village even before a single new house is sold by the developer. Subsequently, it would be burdened with thousands of additional passenger vehicles, predominantly single-occupancy cars, as residents of the new housing estate use it as a primary route to access Canterbury city center, exacerbating traffic congestion and strain on the road infrastructure. The intersection between Tyler Hill Road and Blean Common has been the site of multiple incidents and accidents, highlighting the existing safety concerns and potential hazards associated with increased traffic volumes. Furthermore, in 2019, the A290 Whitstable Road gained notoriety as one of the most perilous and hazardous roads in the country, further underscoring the need for comprehensive traffic management and safety measures to mitigate risks to motorists and pedestrians alike.

The much greater risk of increased flooding due to the new development is insufficiently addressed. In the aftermath of heavy rainfall events, numerous gardens in the Blean and Tyler Hill areas experience significant flooding, with one particularly persistent and substantial puddle along the Crab & Winkle Way remaining for an extended period of six months. This recurring flooding issue can be attributed to the geological composition of the area earmarked for development, which is predominantly comprised of London Clay with superficial deposits of Head material (a mixture of Gravel, Sand, Silt, and Clay). These soil conditions render traditional drainage solutions, such as soakaways and field drainage systems, ineffective and inadequate for satisfactory water management. The proposed construction of 2,000 new housing units, along with the associated impermeable surfaces like concrete and tarmac, would exacerbate the existing flooding problems in the area. Even with the implementation of mitigating measures like Sustainable Drainage Systems (SuDS), the underlying soil characteristics of the site make it highly unlikely that such systems would function effectively, leading to regular and widespread flooding throughout the entire region, regardless of the mitigation efforts employed.

Regards

Martin and Christina



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