

Alexander Gunyon

From: elaine cumming [REDACTED]
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Subject: Draft Local Plan 2040 consultation (For the attention of Victoria Asimaki)

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Elaine Cumming



I am writing to comment on the Draft Local Plan 2040, primarily C12. This land north of the University was previously deemed unsuitable for development, however it has now been included to be a site for 2000 dwellings and two schools.

This development is intended to be on both sides of Tyler Hill Road, this road is a country lane that winds between the villages of Tyler Hill and Blean. This is not a wide road and large trucks are banned so it is difficult to imagine how construction traffic will access these sites or the traffic created by this development. Whilst we have been told by Canterbury CC that Tyler Hill road will not be affected, it seems impossible that this can be true. Access, that is intended to be by demolishing Blean school, can not be achieved prior to a considerable amount of building has been achieved.

Once this development has been achieved there will be c.3000 additional cars supposedly accessing Canterbury or Whitstable via the Whitstable Rd. The Whitstable Rd is one of the worst accident black spots in Kent and this will it even worse. A large number of these cars will travel towards Canterbury West Railway Station via St Dunstan's which already suffers considerable air pollution and would with this development it would only get worse. Bus services have proved unreliable and few people will be able to cycle because of the hilly nature of the area, residents will fall back on their cars. No assessment on traffic has been made public, if one has been done.

C12 is an area with considerable biodiversity, including many that are rare and endangered species. The disruption of this construction will cause considerable non reversible destruction of the flora and fauna. The building of a road that will run in part close to the Crab and Winkle Way will destroy this well used amenity and its flora and fauna.

I disagree with the Assessment of Housing Need. Canterbury's population is made of permanent residents and students. This population mix means that unlike non university Cities/towns. Only a small number of the students who study here remain and form families requiring family housing, therefore the standard population growth assessments do not apply here.

With global warming we are experiencing greater amounts of rain the Met office state that this situation will worsen in coming years. The C12 site already experiences flooding as the water has nowhere to go, the

water table is very high and cannot absorb more water. Developing this site will greatly reduce any permeable land, as a consequence the water will take the easiest route, probably the Sarre Penn Valley, causing flooding further down the valley.

In conclusion, I believe that this proposal is ill thought out and ignores previous rejection of the site or my reservations above. C12 should be removed from the Draft Local Plan 2040.

Please acknowledge receipt.

Elaine Cumming