

Alexander Gunyon

From: David Roberts [REDACTED]
Sent: 03 June 2024 10:50
To: Consultations
Subject: Objection to Policy C12 Land north of the University of Kent in the draft Local Plan 2040

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Dear Madam or Sir

I am writing as a member of the local community that will be impacted by Policy C12 (Land north of the University of Kent), Canterbury City Council's draft Local Plan 2040, to raise my objections. Hackington Parish Council has submitted a well-researched and detailed objection to the C12 proposal. Due to the number of clear issues and concerns I do not have time to go into each point, and further I do not believe it is necessary to repeat the points Hackington Parish Council have raised. As such please take this email and the Hackington Parish Council's objections as my objection to Policy C12.

I would like to state that while I appreciate the need for further housing development, the proposed 'rural settlement' of 2000 new houses goes way beyond any reasonable number for the location. It will not result in a 'rural settlement' as suggested, rather it will subsume the distinct villages of Tyler Hill, Blean and Rough Common into one amorphous urban sprawl. Further these 2000 new houses will result in 4600 new residents, a far greater number than the combined population of the three existing villages. Such an increase will result in a significant environmental barrier between sections of the Blean landscape. Further, the entrance road from Kent College will need to be widened towards a series of Great Crested Newt (protected species) ponds. While the road may not cover the ponds it will significantly impact the newts through run-off of pollutants from the road and mortality on the road due to animals moving to and from the pond.

The proposed environmentally friendly transport options would not exist as stated in the proposal as the site is over 40 mins walk from the edge of Canterbury, and being situated a distance from the city at the top of a steep hill will put off all but the most committed cyclists. Further, unless there are significant changes to the Canterbury road network, buses will be sat in traffic, thus making buses an unappealing option. This will therefore result in an increase in car usage in the area that is not sustainable, in particular because of the road network around the medieval city of Canterbury. Further the proposed access point opposite Kent College will result in congestion near the already busy school area and roundabout. The proposed access point through Blean Primary School will result in not only an outstanding school being torn down (note there is no provision for additional secondary schools within the plan) but also the road will come out at the brow of a hill. Finally, although not indicated on the plan,

presumably there will be access points on Tyler Hill Road. This is a narrow road with little scope for expansion particularly where it comes out onto the main roads of Whitstable Road in Blean and through Calais Hill and Link Road in Tyler Hill.

These are just a few of the numerous issues with Policy C12 and as such Canterbury City Council need to rethink Policy C12 of the draft Local Plan.

Yours Faithfully

Dr David Roberts

