

Policy C12 - Land North of the University of Kent

Although I can see some benefits with the proposed development, I do have a number of serious concerns that would need to be clearly addressed...

- The size of the development is my major issue as 2000 new homes will have a huge impact on the local environment and I cannot see how it can be actually mitigated. For any development in the district, rain water capture should be an essential part of the plan to offset the increased water usage and the brown water approach for toilet flushing to reduce the load on the new treatment works.
- The loss and pressures on existing green space is a major factor as well as the need to preserve the natural environment/wildlife habitat for current residents/visitors and future generations - once built on it will be lost forever, in particular biodiversity and general landscape affects would be significant. We all benefit hugely from being able to have easy access to green space and where
- The increase in car traffic to and from the site will have an enormous impact on the already congested local road network - I appreciate an improved bus service is being proposed, but getting residents to transition from cars to buses is a real challenge. I would suggest that any homes that are built as part of the 2040 plan limit parking to a single space per property with communal parking for families with more than one vehicle. This I feel is the only way to limit dependency on the car and apply subtle pressure for families to consider alternatives.
- Improvement to walk ways and cycle paths to/from Canterbury and Whitstable is really important to help reduce car use and with rest/food stop facilities available along the route - this needs to be sensitive to the environment and maximise the beauty of our green spaces and woodlands.
- Is the new homes target and the size of these developments based on actual growth figures for district or is the plan driven by Government targets which may well be out of date and not applicable for our towns? I would like to see evidence of this so that we build the correct volume of homes, of the right standard and type in the right locations.
- Transition of the existing Blean Primary School to the new site needs to be carefully considered to ensure minimal disruption to the education of the local children, which must include a safe environment and facilities. Protection of the existing staff and ensuring they are part of the consultation throughout the planning and delivery stages to minimise stress to avoid impact on the quality of the teaching provided during the transition and hence mitigating any OFSTED challenges, parent/student anxiety.