
Policy C12 Comments on the deletion of Land North of UoK

From Roger Wildman [REDACTED]
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To Consultations <Consultations@canterbury.gov.uk>

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Dear Sirs

I am pleased to read that CCC has listened to local residents and decided to remove C12 from the draft Local Plan. Please see my comments below on why the land, known as C12, should be removed from the draft Local Plan and why any future proposals/applications for such a development in that location should be refused.

Regards

Roger Wildman

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16 October 2025

Dear sirs

Response to the Draft Canterbury District Local Plan 2040 Focused Consultation (Reg 18).

I responded to the 2024 Consultation and objected to the inclusion of C12. I was pleased to read in the latest Draft that the Council have listened to the views of local people re. section C12 (Land north of the University of Kent) and that the Council now consider that site to be unsuitable for allocation. I also was pleased to read about the numerous brownfield sites that have been deemed suitable, notably the old CCC offices on Military Road (N10) and Chartham Paper Mill (N31). I agree with the Council's above decision (to remove C12).

However, I now understand that the UoK in their letter of 15 October to the STB Chair that the University has decided to go ahead and sell the land to a developer so that 2000 houses may be built.

My original objections **also apply to any future proposals for such a large development on the Land north of the University of Kent.**

- the lack of access to the site and the impact of any construction traffic on the neighbouring roads, particularly on Rough Common Road and Whitstable Road.
- the proposed new site for Blean school (plus cost and relocation) looks as if it will be in the middle of a construction site for several years. This will have a disruptive and detrimental effect on the school and the children for years.
- the proposed development will materially harm the natural environment especially the ancient woodland areas. Kent Wildlife Trust's (KWT) rewilding project have stated that such a plan is "disastrous". Both KWT and CPRE Kent are supporting the action group "Save The Blean" objection to the Plan 2040.
- any Development of the size of the proposed C12 will lead to increased demands on the already overstretched local resources of the NHS (Kent & Canterbury Hospital and NHS Estuary View at Whitstable and local GP surgeries). The huge amount of new developments, both current and

planned, in East Kent with only Emergency A & E at Ashford and Margate, are already putting enormous pressure on the NHS staff.

- Any future development on C12 will destroy many of the heritage assets, and their settings, of the area including St Damian and St Cosmus Church. This has within its cemetery several Commonwealth War Graves and there are the remains of a Roman villa and Mediaeval Tile Kilns (both scheduled monuments) and various Listed buildings (Hothe Court, Blean House).

The above objections are some of the main reasons why any future applications for any major development on the Land north of the University of Kent (C12) should be refused by CCC.

Regards

Roger Wildman

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