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Response to...Do you have any comments on the proposed deletion of and north of the University of Kent (policy C12)

I am pleased that the council and councillors have listened to residents of the surrounding area and other people that travel regularly in the area regarding policy C12. We need to preserve our woodland, historic sites and farmland. Over recent years this is being lost throughout the country and can never be replaced.

There is major concern over the road network. We only need a simple road repair or investigations by utility services for it to cause chaos on the roads. The main roads around the area only just cope at busy times and the narrow side roads were never designed to accommodate the amount of traffic they currently deal with. Additional traffic leads to more repairs as the road surface deteriorates leading to potholes, repairs and considerable congestion as this is dealt with. Any new development regardless of the size will put additional pressure on these areas. Developers always put forward proposals of additional public transport but with a new housing estate attracting families they are always going to be car users if a child needs to get to football or swimming lessons by a certain time putting additional pressure on the road network, they are not going to stand at a bus stop in the cold and wet.

We naturally use a car for convenience and public transport is expensive and not always reliable. Community hubs do not work, people will do their shopping at major supermarkets and out of town developments, this has been proved by the decline of the corner shop etc and only major retailers with their small outlet model can survive and again most people will drive to these, the Morrisons at Blean is an example of this as you can rarely park outside.

I can not see the benefit of having a small business in a community hub when additional services e.g. post office, cafes for lunch and shopping are in the city centre, besides the fact the workers would more than likely drive to the office. From my experience as a former councillor in a different part of the country I have fought against similar proposals which sadly went through and this has destroyed a semi rural market town with huge housing developments where people

work elsewhere and are not part of the community and a town that is now constantly clogged up with traffic and putting pressure on the local health centre and doctors. I can see similar problems with the C12 proposal.

I would also caution the council on promises made by developers regarding local utilities and services for example schools, sporting facilities etc as in my experience these are at best an after thought once the profitable housing is completed and more frequently cancelled or changed beyond all recognition by subsequent planning applications.

Mrs Ruth Farnsworth

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