

Alexander Gunyon

From: Laura Holness [REDACTED]
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To: Consultations
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RESPONSE TO THE DRAFT LOCAL PLAN 2040

Mrs Laura Jessica Holness

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Chapter 1 Q1 & 2

Chapter 2 Policy C12

I am a resident of [REDACTED] and wish to **strongly object** to Policy C12 Land North of the University of Kent.

Aside from villagers not wanting their village to be destroyed and changed beyond recognition, I have listed the following points as to why this site is not a viable option.

Traffic

Realistically 2000 additional homes mean an additional 4000 cars and 8000 residents which is enormous and disproportionate when the existing population of Blean and Tyler Hill numbers only 2100 residents.

The entrance points are wholly inadequate as there are private properties next to entrance points making development to these extremely difficult and restricted. Tyler hill road is already dangerous with constant near misses on the bends, passing traffic comes to a stop on the corners if meeting another side of the road.

Over the past year alone Whitstable Road has been closed for long periods proving what an unsuitable road it is for 4000 additional cars.

The EXISTING congestion to Blean Primary School and through Rough Common is already an issue daily impacting journey times, this development will further worsen the issue.

I am not able to “take the bus” as suggested. I am a working parent with two young children and need to balance work responsibilities with transporting them to school and clubs within narrow time schedules to balance work responsibilities including commuting to Hythe. Factoring in bus waiting times and delays (including walking times to bus stops) associated with using buses is unrealistic, impractical and would place my job in jeopardy due to the inability to arrive and leave work on time and ensure my children are collected from school safely at the required times. This underlines the lack of empathy for working people on CCC’s part.

There has been no publicly available traffic assessment conducted to support policy C12s claims it is therefore unclear how the addition of the second access point at Blean Primary school will mitigate the access issues which led to the previous proposal not being selected in the previous draft local plan.

4000 additional cars will have a huge effect on journey time and safety for drivers, cyclist and pedestrians alike.

Access

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The Crab and Winkle is currently a safe rural cycle and pedestrian path and is heavily used as safe access.

I, myself use it daily to walk, scoot and cycle with my young children, and meet many people along the way.

4000 cars will need to cross the Crab and Winkle to exit the site making it much less safe than it currently is.

In addition, the footpath labelled that crosses the footpath over the driveway of “The Halt” is a beaten path with turnstiles also completely unsuitable.

Rural Landscape

This historic area of countryside will be irradiated and turned into a dense urban setting, the three, small, rural, beautiful, unique and distinct current villages will become one large urban town.

Heritage

The conservation areas will be **irreversibly** transformed into an urban landscape, I do not believe it is possible to preserve the heritage with the development, the character and history will be destroyed and fail to see any real or realistic plan on how this can possibly be the case.

Wildlife and Biodiversity

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I moved my young family to Tyler Hill in 2018 as the rural location and local community provided an attractive place to raise a family. My family regularly go wildlife spotting, and have found frogs, slowworms, snakes and much, much more, the variety of birds is also vast.

The impact of this development will destroy that, the rural character, the wildlife and the identity of these beautiful villages will be lost forever and will become a generic concrete town.

I am extremely concerned for the welfare of the local wildlife after their habitats are destroyed. This development will also permanently prevent CCC's stated objective of "connecting up areas of woodland"

Food and Farming

This proposal to destroy the existing quality farmland will only add to current pressure on relying on imported food reducing the ability to have locally produced food.

This is in complete contrast with the CCC stated aim of reducing carbon footprint as found in your Strategic objectives for the district:

Quote taken from as follows:

'Reduce the causes of climate change

and adapt to ensure all district

developments enable the carbon

*emissions reduction and increased
resilience as quickly as possible’.
‘Protect and enhance our rich
environment and valued landscapes,
creating a network of green spaces,
protecting and enhancing green gaps
between settlements, supporting
nature’s recovery and biodiversity and
improving the health and wellbeing of
our communities.’*

Wastewater

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The proposed Wastewater plant will present a blight to local property prices in the surrounding areas.

There is no reference in policy C12 on how this will be mitigated or the potential cost impact to the local authority for statutory blight claims.

Given there are 150+ properties in Tyler hill that would likely be within ½ mile range of the proposed plant this substantial sum would need to be provisioned by the local authority.

In summary I strongly object to policy C12 and believe it should be removed from the Draft Local Plan.

Sincerely

Laura Holness