

From: Mr B J and Mrs C V Keen  
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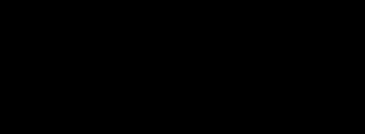
My wife and I have been residents of Tyler Hill for [REDACTED] years, and we wholly endorse the response to the Draft Local Plan 2040, made by the Hackington Parish Council which was circulated on 31<sup>st</sup> May 2024, but dated 3<sup>rd</sup> June 2024.

We would also like to add our own comments on Chapter 1, Q1 and Q2, and Chapter 2 Policy C12, as follows:-

- 1) Although we appreciate that the number of new homes for the district is, in part, set by National rather than Local Government, we believe the Housing Allocation for Canterbury greatly exceeds local needs, as it includes demand for second homes, holiday homes, investment property and student accommodation. This probably also duplicates enquiries made in other Local Authorities in East Kent as is my experience from 40+ years as a surveyor and Estate Agent in this area, including 10 years with Canterbury City Council.
- 2) There is a demand for housing for local need, but most of this is for truly affordable and social housing, ideally Council Housing, and smaller retirement properties, particularly bungalows, for older people wishing to downsize, like us. Developers have always been noticeably poor at providing this type of accommodation, but a small amount of such development would be acceptable to most people in Tyler Hill, Blean and Rough Common.
- 3) It is hard to believe that with all the new house building there has been in east Kent over the last few years that such a large allocation as is proposed is needed for the Canterbury area, and certainly there is no case for a “new village” between Tyler Hill and Blean.
- 4) The ONS has forecast that birth rate in the UK and in most of Europe will fall further over the next few years, meaning that without substantial net immigration, to which all political parties are opposed, the UK population will be falling by 2040, so the proposed housing need is likely to be substantially less than currently predicted.
- 5) The inclusion of the site in Chapter 2, policy C12, by the University seems to be entirely as a result of the University’s financial position, and therefore has no planning merit as there is no proven demand for a development of 2000 new homes in this rural location, nor a demand for Commercial property in this area.
- 6) The access to the site is poor and cannot be improved without a completely new road network. Tyler Hill Road is already a very busy and dangerous road due to it being a “rat run” between the A290 and the eastern side of the City in the mornings and evenings. Both the A290/Whitstable Road and Hackington Road routes into Canterbury are often gridlocked in the morning and evening rush hours, and very busy at all times of the day.
- 7) The amenities of Blean, Tyler Hill and Rough Common are limited and therefore new facilities/amenities would have to be in place before building started, but these are unlikely to be provided by developers or the Local Authority, judging by past experience, which would therefore be a major problem.

- 8) GP services and social care provision are already inadequate for the current population and our Hospitals are at breaking point for the current population, and made worse by the fact that most services are in Ashford and Margate, rather than Canterbury and extremely difficult to access by public transport.
- 9) The plateau between Tyler Hill and Blean is mainly of heavy London Clay and much of the farmland is subject to flooding every winter. It would therefore be virtually impossible to provide surface drainage for a development of the site as proposed without discharging large quantities of water into the Sarre Penn. If a new sewage treatment works were provided as suggested, between Blean and Tyler Hill, the treated foul water would also have to be discharged into the Sarre Penn, causing a major flooding risk further downstream and problems for the proposed Broad Oak Reservoir. A new treatment plant to the North of Tyler Hill is anyway impractical, given the geography of the site as there will be insufficient "falls" for a gravity system from the proposed development to the new works.
- 10) Existing water, electricity and gas supplies are limited and unreliable in this area. There would therefore again have to be massive investment in upgrading these services before any development took place. The same would apply to telephone (mobile and wired) and internet provision.
- 11) The loss of farmland and the threat of damage to the nearby woodland and countryside cannot be overlooked and would be contrary to existing Conservation policies in the Kent and Canterbury Local Plans.

Brian and Ceinwen Keen



2<sup>nd</sup> June 2024