

Brett I Steeden

[REDACTED]

29th May 2024

University of Kent – Proposed new rural settlement of 2000 houses between Blean, Tyler Hill, and Rough Common
Policies Chapter 2, Policy C12, Chapter 1 Q1 and Chapter 1 Q2

I strongly oppose the proposed development of the land north of the University of Kent (Policy C12). The proposed development of 2000 houses cannot be supported with the facilities and infrastructure that are currently available within the local area.

This settlement of 2000 houses would become an area which would engulf Blean, Rough Common and Tyler Hill. This would end the way of village life.

There would also be a significant road traffic increase with a potential of between 20000-4000 cars added – plus bus and lorries to the roads in the local area. The main roads into Canterbury are too small and narrow for this kind of increased traffic. Although it is proposed a new road system through Rough Common (which is another village that would be overwhelmed and would not be adequate), in reality a lot of traffic would be funnelled down Tyler Hill Road to via Hackington Road and Calais Hill into Canterbury. This would greatly increase with the large number of vehicles joining from the Whitstable, and Herne Bay areas. These roads are not strong enough for this large amount of traffic.

The waste/sewerage removal would significantly be increased, high demand of use would be an overwhelming burden to the already poor system. A new waste water treatment plant would still have to use the existing old network. It appears that way into this treatment plant would be via Tyler Hill Road which is certainly not upto heavy use access.

Large areas of agricultural farmland would be destroyed along with the open space and all wildlife in the area. The natural ecosystem would be lost forever.

The old Crab and Winkle Line which links Whitstable to Canterbury is already used by walkers and cyclists alike and is a proven route for exercise and mental well being. I feel no need for changing the existing landscape which is adequate for everyday life as it stands.

The settlement would engulf the medieval ancient 13c Church of St Cosmos St Damien. The surrounding area to the church must be of archaeological interest as it is medieval and therefore should be preserved at all costs.

In view of the above these are the main reasons why I strongly oppose this proposal for a new settlement. I feel that it is important to look at existing brownfield sites and empty properties be offered to meet the needs of housing in the future before any future development at the University and surrounding areas of Canterbury be considered.

Yours sincerely,

Brett Steeden