

## Alexander Gunyon

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**From:** Mandy Dash [REDACTED]  
**Sent:** 24 May 2024 19:15  
**To:** Consultations  
**Subject:** Local Plan - Objection to Blean and Tyler Hill proposed housing development

**Categories:** Blue category

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### --Email From External Account--

Please acknowledge receipt of this objection, regarding the proposed development within and around Blean and Tyler Hill.

Having lived in Blean for many years and witnessed the building of houses, and University of Kent new builds, which result in the loss of our precious countryside, this latest proposal, has to stop.

My points are as follows, in relation to the proposed local district plan:-

Chapter 1  
Chapter 2  
Chapter 5  
Chapter 6

The size and scale of the proposed development is unsustainable and overbearing. These massive increasing developments around Canterbury and surrounding villages need improved additional infrastructure prior to further developments taking place. This development will have an impact on my health and wellbeing. Additional air pollution, increased noise and a lack of open spaces.

The land between and around Blean and Tyler Hill is an area of high quality agricultural farmland, high quality open spaces and landscape value, with a wealth of historic and ancient woodland. The proposed development of land between the two rural communities will result in the loss of these and most versatile agricultural land. Parts of the land are being farmed for cereal crops (grade 3A). The National Planning Policy Framework requires local planning authorities to use areas of lower quality land, rather than that of higher quality.

This would be contrary to Policy EMP12 of the current local plan and Policy DS12 of the draft local plan.

The land between and around Blean and Tyler Hill is outside the urban boundary of Canterbury and the plan doesn't seem to clearly demonstrate that this development is necessary to meet the local needs. The development is called a 'rural settlement' when it is the size of a new town of 2000 houses, which will be in the space between Canterbury, Blean and Tyler Hill villages, with no separation of the district villages.

The Council's 2021 Landscape Character Assessment describes the 'strong rural character' of this area and mentions the need to conserve this landscape. There is a mix of woodlands, orchards and farmland. There are sites of special scientific interest - RSPB Blean and West Blean Reserve. Additionally, land in and around Blean and Tyler Hill has precious green fields, a wealth of environmental assets - a sanctuary for protected species and wildlife. The loss of this land would be catastrophic, a loss of biodiversity and major disruption to the delicate ecosystem with the destruction of habitats. Preservation of these natural balances is crucial for the well being of all future generations. The proposed development cuts through Blean and will destroy so much with devastating, unrecoverable effects. There seems insufficient evidence to suggest there would not be a deterioration of irreplaceable habitats, including the ancient woodland. We cannot allow a negative impact on wildlife. Blean woods are surrounded by parts of the National Nature Reserve. Rare and endangered species are living in these fields, ponds and protected hedgerows,

with fish commonly seen in the Sarre Penn. we need to encourage populations such as butterflies, nesting skylarks, nightingales, turtle doves, great crested newts to name a few.

There is insufficient infrastructure for this development and will undoubtedly increase the amount of traffic. The two main access points for traffic are on Whitstable Road, near Rough Common roundabout. People are not going to give up their cars. Following highways improvements, Rough Common will become a major route into Canterbury. Now, at peak times, I witness long queues on Blean Hill, Whitstable Road and Tile Kiln Hill. Tyler Hill Road is currently used as a rat run with speeding cars, which will worsen in this narrow country lane.

I refer to The Council's Environmental Strategy in the local plan. 'The district's heritage assets are highly sensitive to change and the council is committed to protecting and, where possible, enhancing the historic environment for future'.

Blean has many areas where this development would have a detrimental impact on its heritage assets - The Church of St Cosmus and St Damien, remains of a Roman Villa, mediaeval Tile Kilns, listed buildings and multiple Conservation areas. This huge development will have an impact on these heritage sites which sit within the quiet rural setting. There will be an increase in litter, vandalism and graffiti which appear in urban areas.

Blean is an area which floods. It has clay soil (London clay - gravel, sand, silt and clay). Most ditches are not cleared or built over, causing water to flood. Local residents are fully aware of the situation and many gardens flood. The green fields currently act in part as a natural drainage, however If these areas are built on with houses, roads etc, the natural drainage system will fail.

The proposed development doesn't address the sewerage issues. There will undoubtedly be an overload in demand, with overflows, pollution of water sources. Our current system is beyond capacity, discharging into rivers and sea. This risk to the environment and have an economic impact for Blean, Canterbury and Whitstable.

We cannot allow buildings on valuable, greenfield sites such as Blean and Tyler Hill. Developments need the right houses located in the right places, with a major road, not carve up our rural villages where there is high quality historical, agricultural land and open green spaces.

There will be an increase in demand for local doctors, dentists and hospitals which are presently struggling to cope. Building new houses will inevitably put more strain on all healthcare services.

The University of Kent has applied for building developments previously and been refused and that any further development should be kept within the University footprint. I fail to see why they should cause outrage for the local community, when they have available land on campus and likely vacant buildings. The University Road has space for additional business hubs. Plus the Giles Lane development will free up houses in Canterbury.

Blean School can extend behind the existing building and use the land behind The Oaks for their green space/playing field. A more efficient system of cars dropping off and collection of children could be adopted in front of the school.

I strongly object to the proposed development between Blean and Tyler Hill.

Yours sincerely

Mandy Dash

