

Alexander Gunyon

From: Freddie Phillips [REDACTED]
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To: Consultations
Subject: Objection to Site C12 in the draft Local Plan

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Re: Objection to Site C12 in the draft Local Plan

Name: Frederick Phillips

Address: [REDACTED]

My comments on the draft Local Plan, Site C12 are as follows:

1. I strongly object to the proposal to build 2,000 new homes in the Blean/Tyler Hill area on the University Land.
2. Chapter 1: Spatial Strategy: I strongly object to the positioning of such a vast number of homes (2000) akin to a new urban settlement in an area which is fundamentally rural. It will destroy the village character of Tyler Hill and Blean This will overload the traffic routes and put an immense strain on local amenities. This is not the correct area for this number of homes, other options should be explored such as locating elsewhere such as the land between Canterbury and Littlebourne opposite Polo Farm. Alternatively, a substantially smaller pocket of say 50 homes might be more appropriate as an "add-on" to the university campus.
3. Blean Primary School Demolition: Site C12 proposes that the existing Blean Primary School be demolished and rebuilt elsewhere in order to allow an access route to the development. This is highly objectionable as it will cause huge disruption to what is a well established, successful and thriving primary school with wonderful grounds, playing fields and co-location with the Oaks Nursery. Naturally the school will suffer from ceasing to invest further in its facilities or grounds in the knowledge that it is going to be demolished. A whole generation of children will be impacted. The Council should avoid at all cost making any changes to Blean Primary School and leave this untouched.
4. Car Dependent Development: There is already an immense strain on roads in Blean, Rough Common and Tyler Hill. Adding 2000 homes will cause havoc to the road network by overloading it with traffic. This will increase risk to the lives and welfare of the many young children at Blean Primary School, where my children attend which is also set for demolition.
5. It is nonsensical to include development on the northside of Tyler Hill Road. This is an area of ecological interest and in addition any traffic from this area would naturally diver through Calais Hill and Hackington Road in towards Canterbury where the current traffic levels are already excessive. This would put a huge strain on the village of Tyler Hill in terms of noise, traffic, pollution and sustainability.
6. Loss of Natural Environment / Harm to wildlife: The land between Blean and Tyler Hill and surrounding areas is thriving with wildlife such as birds (buzzards, hawks, marsh harriers), foxes, badgers, bats, newts and it has been known to spot both Beavers and Deer in the area too. The wider connected rural environment including the Blean Woods nature reserve, the land leading to Clowes Woods and the

woodland surrounding Tyler Hill leading to Thorndon Woods, East Blean Woods and so on is an interconnected area of biological diversity, rich and teeming with wildlife, rare plant species. The land between Blean and Tyler Hill should be the centre of focus for conservation and preservation of the natural environment. Quite simply, a monstrous development of 2,000 homes would have a devastating impact on this.

7. The development will lead to the loss of Best and Most Versatile Grade 2 and 3 agricultural land, rendering it an inappropriate use of precious agricultural land. I propose that there are more suitable alternative lands elsewhere in the district.

Yours sincerely,

Frederick Phillips