

From: [REDACTED]
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To: Consultations
Subject: Policy C12

--Email From External Account--

Blean Parish Council
Parish Office



Blean Parish Council are responding to the following question:

Do you have any comments on the proposed deletion of Land north of the University of Kent (Policy C12)

This is a comprehensive objection document from Blean Parish Council responding to Policy C12 in Canterbury City Council's Draft Local Plan 2040, which proposes a major housing development of 2,000 homes in the Blean area.

Summary of Main Objections:

1. Impact on Character & Heritage

- Development would have destroyed ancient woodlands and natural beauty of The Blean
- Would overwhelm existing settlements (Blean, Rough Common, Tyler Hill), destroying their identities
- Threatened listed buildings, Scheduled Ancient Monument, and conservation areas
- No proper heritage impact assessment provided

2. Design Issues

- High-density development near Blean Church and conservation area
- Would make surrounding parcels vulnerable to further development
- Inadequate assessment of impacts on heritage assets

3. Landscape & Environment

- Contradicts CCC's own 2021 Landscape Character Assessment
- Located in Area of High Landscape Value between two SSSIs
- Would breach Green Gap, causing coalescence of separate settlements
- Threatens rare and endangered species
- 20% Biodiversity Net Gain claim is unsubstantiated and likely unachievable
- Would destroy TPO trees, woodland, and historic hedgerows

4. Transport & Access

- Described as "large-scale car dependent development"
- No traffic impact assessment available or conducted by CCC
- Roads too narrow for proposed bus/cycle lanes
- Hills make walking/cycling impractical for many
- Tyler Hill Road impacts not properly assessed
- Bus services unreliable and outside council control
- Would create pollution problems near school

5. Infrastructure & Delivery

- Wastewater treatment works requirements vague
- No guarantee of promised bus services
- Phasing unclear and inadequate

The Parish Council concludes that these issues are so significant that it is right that **Policy C12 should be removed entirely from the draft local plan.**

Kind regards

Denise Horswell
Clerk to Blean Parish Council



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