

I am writing to object to your proposals for residential development on Site N29 at Home Farm, Bullockstone Road, Herne.

Firstly, Herne and Broomfield have had much more than their fair share of housing development in previous district plans. Canterbury Council assured us that we would not have any housing developments in the new district plan. We already have about 700 homes on the Herne Bay Golf Course, the Golf Driving Range and currently 800 homes on Strode Farm are under construction, on two large areas a green open space.

The plan says Site N29 is allocated and planning permission will be granted for development, which meets certain criteria.

This development will not meet the criteria below.

Although affordable housing may be needed in our district, developers look to build large expensive houses, which are only affordable to people selling their home in areas, like London, where they are much more expensive.

Another 200 dwellings on Herne Farm, plus the 50 on Bullockstone Farm, would be over development in this rural area

Open space will be provided in line with Policy DS24.

The proposed area on Home Farm is already an open space but won't be if houses are built on it.

This development will enhance the nearby heritage assets including Herne Conservation Area, in line with Policy DS26.

This proposed development will not protect or enhance nearby heritage assets as it is adjacent to the Herne Conservation Area and close to the Grade 2 listed Down Tops'l Cottage

3) Landscape and green infrastructure

b) Incorporate opportunities for landscape and biodiversity enhancements

This development will not enhance an area that should be protected by Local Character Area E1: Herne Common set out in Canterbury Landscape Character and Biodiversity Appraisal.

The proposed developments at Home Farm and Bullockstone Farm are within the Blean Farmlands area in the Local Character Appraisal 2020, and adjacent to the Herne Conservation Area.

The small Herne Common LCA forms part of the London Clay Blean ridge in the north east of the district. It is a largely pastoral landscape, with areas of woodland connected to the Blean complex to the south. It encompasses the settlement of Herne Common and the hamlet of Bullockstone, with Herne adjacent to the eastern boundary.

This area is pastoral with views to the sea beyond the urban area of Herne Bay to the north and of farmland fringed by Blean Woodland to the south.

Bullockstone is a hamlet with a ribbon of homes on one side of Bullockstone Road, if the development on Home Farm were to go ahead it would destroy the rural aspect and create disturbance to Bullockstone Hill Wood, which is a remnant of Blean woods. This is an important feature, especially as Hares Wood opposite has already been destroyed with the widening of Bullockstone Road for the construction of the Herne Relief Road.

The LCA states: Landscape Guidelines and Key Habitat Opportunities

Landscape Management

v Conserve and enhance the biodiversity interest from the small streams and ponds including Plenty Brook by managing scrub encroachment.

v Protect and conserve ancient woodland and existing woodland priority habitat, including ancient woodland and deciduous woodland within the West Blean and Thornden Woods SSSI and East Blean Woods SSSI. This should include strengthening of habitat connectivity by restoring hedgerows and woodland corridors.

v Restore, enhance and where possible extend the mosaic of heath and acid grassland and areas of species-rich neutral grassland linking to the Blean.

v Conserve and improve the traditional landscape pattern and structure, through the establishment and maintenance of hedgerows along roads and field boundaries including augmenting fragmented field boundary hedgerows with native species, replacing horse tape and post and wire fencing where possible.

v Promote enhanced management of horse paddocks, ensuring they are sympathetically integrated into the landscape, and that any stables or manèges are carefully sited.

Development Management

v Conserve the local distinctiveness of historic buildings and their rural wooded setting, particularly within the Herne Conservation Area.

- v Conserve and reinforce the parkland character around Herne and Strode Park, putting in place a programme of new parkland tree planting where appropriate. Seek to repair or replace the traditional estate-style fencing.
- v Assess new building proposals within Herne to ensure that an attractive and integrated edge is formed with the adjacent rural and open recreational landscapes. This is important for existing edges as well as proposed new strategic allocations at Strode Farm to the north of the area. Woodland planting is a key opportunity associated with development in this area.
- v Avoid visually intrusive development on the ridgeline in order to conserve the distinctive character of undeveloped skylines.
- v Retain the rural character of the minor roads and sparsely settled character outside Herne Common and Bullockstone Road. Avoid further intensification of linear development along minor roads.
- v Protect the valued recreational use of the landscape. Seek opportunities to maintain, further enhance and create new PRoW and opportunities for access and enjoyment, concentrating on connections to the Blean and into adjacent existing and new urban areas.

c) Provide a significant proportion of the natural and semi natural open space in southern part of the site to provide a substantial landscape buffer and enhancement to existing ancient woodland and priority habitat. Visual integration of development edges should be provided to transition the surrounding rural landscape; and

d) Provide a significant proportion of open space, including the amenity green space and parks and gardens, in the north western part of the site, including on the frontage to Bullockstone Road, to protect the setting of the linear settlement of Bullockstone.

This site is already an open space, houses, with their lighting and extra vehicles will not enhance the existing ancient woodland and priority habitat.

4) Access and transportation *The access and transport strategy for the site should:*

a) Provide safe and convenient pedestrian and cycle connectivity through the creation of new and improved routes including: i) Connections to Herne Bay; ii) Connections to neighbouring developments, including Land to the west of Bullockstone Road (Policy N30) and Strode Farm (Site 5, Policy CF1); iii) Connections to the planned pedestrian and cycle route to Herne Bay and Herne

Common (Policy CF3), which runs adjacent to the eastern site boundary; and iv) Improvements to the local PRow network as required, including footpaths CH27/ CH26 to Herne.

Connections to pedestrian and cycle routes are likely to become more hazardous when the Herne Relief Road is complete, with much more heavy traffic using this road.

If this development were to be built, what enhancements would be carried out to the Bridle Path (CH29)?

Please remove this site N29 from the district plan.

Mrs Carol Davis



