

Dear Residents and Neighbours,
21/502609/OUT | Outline application for the erection of up to 10no. residential dwellings with associated landscaping, road layout and parking. (**Access being sought**). | Land To The East Of Lynsted Lane Lynsted Kent ME9 9QN.

<https://pa.midkent.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=QT0230TYGMW00>

You may wish to comment on a **new planning proposal** that has emerged outside even the Reg19 Draft Local Plan! Only spotted today (24th May 2021)

This proposal is as much a bad proposal as the one for 86 homes to the west of Lynsted Lane – immediately opposite the larger plot with 40 homes being considered in total. Although quite what their final figure might be is uncertain as yet.... But whether it is for ten or forth homes, t has no place on this very restricted rural lane and the appalling junction adjacent to the Air Quality Management Area No.5!

As the proposal currently stands, it is an application from ECE Planning for **approval of access** associated with a plot for up to ten homes. But ECE Planning make clear that this is only the northern section of a larger plot that they are promoting in response to the Reg 19 Local Plan for **40 homes in total** stretching southwards along the margin of Lynsted Lane – see map below to see the context.

Turning to the proposal as it currently stands, this part of the larger is set to fit into the proposed outline of the “Teynham Area of Opportunity” that has been strongly opposed by Residents, parish councils, and other developers!

For now, objections do need to be made based on *objections made by KCC Highways* to the 86 homes immediately opposite this site. I attach a copy of the KCC Letters of 19th February 2021 and 30th June 2020, for your convenience. That statement makes a clear case against **any** more homes feeding onto Lynsted Lane and onto the A2 over and above existing allocations under “Bearing Fruits” Local Plan – which is still the applicable Local Plan while the Reg19 processes move forward.

Laughably (if it wasn't so serious), the developers rest their case on monitoring for parked cars one Tuesday, 23rd February, and again one Sunday, 28th February, and conclude that only one car was a problem! Does anyone know if schools were open at this time? We were certainly under strict Covid restrictions – the roadmap out of lockdown didn't begin until 8th March 2021. Hardly a robust or reliable analysis and certainly no argument for the yellow lines proposed to displace current residents, workers and shopping visitors. I use Lynsted Lane frequently and the problems around the slalom between cars cannot be dismissed so casually or glibly. This becomes even more problematic and dangerous if you add agricultural, bus, cold-store, SUVs, emergency vehicles, delivery vans and lorries into the mix – the developer's simplistic argument is simply unbelievable to even a casual observer. The idea of yellow lines that will increase pressure on the very narrow (and in places absent) footpath will add to the dangers for pedestrians and cyclists alike as vehicles struggle to manoeuvre around each other.

Just for the record, the access is set at only 65m from the A2/Lynsted Lane junction.

Kind regards,
Nigel Heriz-Smith

Land East of Lynsted Lane promoted by ECE Planning for 10 homes (only part of the larger site – darker shading)

