

## Alexander Gunyon

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**Sent:** 01 June 2024 14:17  
**To:** Consultations  
**Cc:** Alan Baldock; [REDACTED] Lee Castle; [REDACTED]  
**Subject:** Feedback on Policy R7 The Hill Littlebourne and Policy R8 Land North of Court Lane  
**Categories:** Blue category

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### --Email From External Account--

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<https://www.canterbury.gov.uk/planning-and-building/new-local-plan-2040/about-new-local-plan-2040>

#### Feedback on May 31 2024.....

- Policy R7 The Hill Littlebourne
- Policy R8 Land North of Court Lane

With Refence Policy R7 & R8 .....I first would like to give feedback on the present situation re local traffic. These need to sorted out first before any more house building is even considered.

- **The present local traffic management in Littlebourne needs your urgent attention**

1. Local traffic under Canterbury Council and with the agreement of Littlebourne Parish clearly demonstrates total lack of understanding what local residents are presently facing often daily...but especially at weekends.
2. And yet more houses are being planned .....without doing anything about the present local traffic jams / blocks. The present system is not able to cope on certain days. And yet the Council/ Littlebourne Parish choose to do nothing to alleviate it..... and just let the residences suffer even more with more houses being built. The Local Parish is just not serving the locals re traffic.

3. Get someone with responsibility and in the know to inspect all the points raised in this note. Need to do this when traffic is heavy .....best on a Sat when most have the day off and are travelling locally.

- **Traffic jams at certain locations**

1. **Beckesbourne Lane with the High Street**

- Weekends with parking opposite the redundant pub and along the road until it turns away from the River Little Stour and marshes.....is a nightmare. Cars are backed up the hill from the Zoo. Cars often turn around and give up.

- The Council along with Littlebourne Parish are clearly showing no duty of care at all. This is proved even more so with nothing being done..... yet more housing being built. What about the emergency services (Ambulance and fire service)?

- Prepared to build on green built and do nothing about the traffic.

Possible solution:

- Double Yellow lines
- Some of the land from the Old cottages used for off street car parking next to actual road. Purchase it or find another solution.
- Cannot go on as it is.

- If any-one dies.....suffers a stroke etc or their house is badly burnt down because of delays in the emergency services being held up / blocked by local traffic....from Jan 1 2025 I will make this note available to them ....so they can sue the council and local parish. I will support them as this note will be made available to them and the local paper too. Why .....No duty of care or consideration is being shown by the Council / Parish despite being warned about it as in this note.

- Needs a proper.....in-depth Risk Assessment that can stand up to any resulting issues including Health and Safety ones

2. **Jubilee Road**

- Yes, Double lines are eventually coming down the road it seems ...finally down one side

- But what about the passing paces for 3 cars at a time on the other side of the road. Must have double yellow lines here too otherwise no-one can pass.
- The lorries associated with this build @ Policy R8 will be using this as the main access. Without the proper yellow lines ....this road will be completely jammed...often most days. The builders will get mad and so will the locals. Cause.... the local Council / Parish not listening!
- If any-one dies.....suffers a stroke etc or their house is badly burnt down because of delays in the emergency services being held up / blocked by local traffic down this road ....from Jan 1 2025 I will make this note available to them ....so they can sue the council and local parish. I will support them as this note will be made available to them and the local paper too. Why .....No duty of care or consideration is being shown by the Council / Parish despite being warned about it as in this note.
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- Lorries often come down this road as it is impossible to turn into Nargate Street from the High Street.

### **3. St Vincent of Saragossa Church, Littlebourne**

- Cars for the local school are parked all day opposite the church
- Most park sensibly down one side. But some decide to then park outside /directly on the side of the church. Often just a car can get through the cars on both sides. With lorries this is a no-go area .....and even more so .....for the local emergency services.
- Need double yellow lines outside the church .....otherwise no car can get through even the emergency services until the car owner found...who could even be in the Village Hall. This is often the case during school term time.
- If any-one dies.....suffers a stroke etc or their house is badly burnt down because of delays in the emergency services being held up / blocked by local traffic down this road ....from Jan 1 2025 I will make this note available to them ....so they can sue the council and local parish. I will support them as this note will be made available to them and the local paper too. Why .....No duty of care or consideration is being shown by the Council / Parish despite being warned about it as in this note.

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#### **4. Church Road up from Jubilee Road**

- When this is being used for parking to drop off / pick up children from school .....cars are parked well past Cherry Orchard Entrance. Makes this difficult to use the entrance to Cherry Orchard. On top of this there are those parking for the allotments and the Ivy Café
- The problem is it is hard to see up the road..... to see if it is free to overtake parked cars often over 12 or more at a time. Often no passing places between the cars. The lorries associated with this build @ Policy R8 will be using this as the main access. As night follows day there are going to be issues if nothing is done about it.
- So, need over taking areas of parked cars ...suggest yellow lines on the left side .....one set opposite the entrance to Cherry Orchard and the other to the Ivy café now to also be the entrance to the new housing estate (going down the road slight beyond the entrance to allow lorries / long base vehicle to swing around). Without this ....this road will be jammed...most work days. The builders will get mad and so will the locals. Cause..... the local Council / Parish not listening and don't forward plan! What about refuse lorries every week and deliveries by lorries / vans with long wheel bases. No consideration being shown at all. No turning space.
- If any-one dies.....suffers a stroke etc or their house is badly burnt down because of delays in the emergency services being held up / blocked by local traffic down this road ....from Jan 1 2025 I will make this note available to them ....so they can sue the council and local parish. I will support them as this note will be made available to them and the local paper too. Why .....No duty of care or consideration is being shown by the Council / Parish despite being warned about this as in this note.
- Needs a proper.....in-depth Risk Assessment that can stand up to any resulting issues including Health and Safety ones

#### **With the proposed plans ...more implications Re Policy R8**

- **With us living in Cherry Orchard.**
  - The back of our gardens presently just has a low wire fence...any one can get over as it is the farm buildings just behind us. With housing need a 6 ft wall built..... to ensure those is the new builds cannot access the back of cherry Orchard at will. Need it for health and safety reasons..... and to prevent vandals / burglars etc access. Assume the pathway will be next

the wall. The wall will also dull the traffic noise and prevent pollution from the cars going into the gardens at the back of Cherry Orchard houses (backing on to the new road).

- 6ft Wall needs to be build up right up to the business building on the bend ...presently the welding barn. No access to Cherry Orchard except by the main entrance. Period!

- Await more details in the draft plans as need to be in the plans and actually built. Experience of too many promises and never delivered. Case in point the Royal Parade Phase 3 build in Canterbury – Buffs Road.

- The main entrance.....OK .....but the side access to the right is a complete mess...now over 2 years. May be finally being done with then new works planed in the coming months. If so, please ignore the rest of this section.

- Just collects rubbish and stagnant water. Breeding ground for mosquitoes etc. Health and safety issues. Risk assessment needed for those living along the road opposite and for those in nearby new housing. No duty of care!

- Just an eye saw and says a lot about the attitude of Canterbury Council. This is the image it obviously wants to project to visitors and those passing through. If I was on the Council .....I would be embarrassed. Obviously not!

- All it takes is a phone call to the builder and ask them to complete what was agreed in the build. One phone call!!!! Even so there should have been a temp measure in place. Should have not been left like this..... for over 2 years.

- As for those living nearby .....especially in social housing.....gives the image of the council not caring. Encourages even more problems on the new housing estate. Evidence supports this .....reports from all over the country. Council with this attitude is just storing more problems for the future and it wonders why these are happening!!!!!! So, councils often create them themselves without knowing it or in some cases knowingly doing it.

- **The Barn - part of the Ivy Cafe**

- Needs a proper Risk assessment for heavy vehicles accessing from the barn onto the road to and from the new houses.

- Real Health and Safety implications with 4x4 cars often parked outside the barn doors.
  - Implications of a blind spot – the bend in the road around to the new houses.
  - Await more details in the draft plans. As they say the devil is in the fine details.
  - Need proper.....in-depth Risk Assessments that can stand up to any resulting issues including Health and Safety ones
  - See point 4 above.....about yellow lines opposite entrance to new housing access road.
  
- **Pollution of water/ rivers and seas**
  - OFWAT is about to lower their standards/ criteria to help out some of the water boards including South East Water over the coming years...who are in financial difficulty...mainly through paying out big dividends to shareholders over the years instead of investing.
  - Yes..... OFWAT can do this .....but they and the water boards will still be held accountable surely by the various local external monitoring bodies. The public is fed up with all this pollution dumping for this or that reason. Bad public press damages companies. OFWAT is about to face all of this shortly themselves. Canterbury Council needs to distance themselves from all of this.
  - New house builds should only be undertaken if the water board can give a written undertaking that all measures are in place to prevent any pollution dumping etc. It is not for the Council to lower their standards to meet the water board's needs. Period. Just not acceptable. Instead they should be raising them all the time.
  - Included in these undertakings ....the water board must have excess capacity to deal with any emergencies/ excessive rain flows .....as a result of these new builds. Any excess water / sewage must never ...repeat never be dumped in the local rivers...just because they cannot handle it! Don't build if they cannot handle it. Only when they can finally

- Without these written undertakings.....these two developments should not be approved. **Risk assessments should be undertaken to support all these undertakings**. Many of us will use the Freedom of Information Act to see what was agreed by the Council for these builds. This also applies to other builds being proposed in Kent right now and for any future ones.
- If the Council is party to any lowering of standards or if undertakings / risk assessments are found not to be in place....it will be held accountable by the public. The Brand of the Council will be damaged irreversibly. The Council will be known for being in the pocket of South East Water and party to any of its resulting pollution over the coming years. Moreover, the Council will never be trusted again...ever.

Martin Blandy

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