

Response to CCC's Local Plan 2040

1. **Are you responding as...?** * Please tick one box only

A resident of the Canterbury district

2. **Which part/s of the draft Local Plan would you like to comment on?** *

Chapter 1: Spatial Strategy for the district

Chapter 2: Canterbury

Chapter 3: Whitstable

Rural areas (Littlebourne)

Chapter 1: Spatial Strategy for the district

Vision for the district

I object to the current plan as it has contradictory aims in its vision; it cannot both reduce the causes of climate change and pollution which so seriously affects our air quality. woodlands, waterways, rivers and coastal areas AND increase biodiversity and connective corridors for nature whilst ALSO allowing housing developments in semi-rural and rural areas.

I would like to know the number housing planning applications that have ALREADY been approved, but have not yet been started. The planning committee should include these statistics in a revised Local plan. The projected figure for population growth made in 2014 needs to be revised as well and included in a credible Local Plan. I would like the plan to state the percentage of homes that have been bought in the last 10 years by people outside of Kent, and state how much social housing has been built to meet local housing need. I agree to the redevelopment of brown field sites for residential use IF public transport is improved, healthcare provision, provision for elderly is improved. Due to the geography of the area, cycling is not an option in areas due to steep road inclines, speed of traffic in rural areas, width and state of road surfaces, major roundabouts crossing dual carriageways.

I object to the stated aim” to support of the growth and development of the Universities and colleges” if this leads to a bias in the approval of the University of Kent to sell land north of the campus for residential/commercial development.

CCC should make a strong case to Government of claiming an exemption in opposing housing targets that threaten the uniqueness of Canterbury district; our exceptionally distinctive heritage and culture; ancient woodlands and geography. The housing DEMAND is coming from people outside of the district since residents cannot afford the three to four bedroom houses that are being built; so our housing NEEDS are not being addressed. A proportion of homes owned on the new Sturry Hill estate are incomers from London, whilst many of the new houses there remain empty so what is the justification for more expensive housing in this area that is unaffordable in relation to local salaries.

Strategic objectives for the district

2. **Do you have any comments on the strategic objectives?** Please provide any evidence you have to support your comments

I object to the approval of new developments of over 300 homes.

SS1: Environmental Strategy for the district

I agree with the proposed strategy that CCC will continue to work with partners to promote Stour valley regional park, and to improve the connectivity of the Blean woodland with other areas to encourage our wildlife and biodiversity. For the sake of the health and well-being of residents (newcomers and established residents) the entirety of the Old Park and Chequers wood habitat needs to be protected and enhanced; the land currently outside the SSSI boundaries needs to be designated as a protected Open Space for current and future generations.

Policy SS2: Sustainable Design Strategy for the district

4. **Do you have any comments on this policy?** Please provide any evidence you have to support your comments

I agree with the stated aims.

Chapter 2: Canterbury

Policy C12: Land north of the University of Kent I object to the development of this site as it would fundamentally undermine and contradicts all the stated aims of the strategic environmental policy of the Local Plan. The unique landscape character of the areas between the three village of Rough Common, Blean and Tyler Hill would be eradicated forever. Grade 2 and 3 agricultural land would have to be sacrificed. The proposed map of the scheme is incomplete in areas and in other areas clearly indicates that access roads would cut across green corridors which is not acceptable. The primary access point would be from Rough Common road but the road scheme here has not been presented for consultation. One of the main roads servicing the estate would be built alongside the Crab&Winkle Way and Bridlepath, alongside the church of St Cosmos and through the Oasis garden and Oaks Nursery which are in conservation areas. CCC itself has stated that a rural settlement in this area would be 'car dependent' so the idea that 2,000 homes could be allocated here is beyond reason; the amount of traffic coming down St Thomas' Hill into St Dunstons would be unacceptable to residents and could not be managed by any traffic scheme. Cycling would not replace car ownership in a development at the top of a hill and the Whitstable Road is reaching full capacity at peak times, even without the traffic that will be generated by the new housing developments in Whitstable. It is clear to everyone that a housing/mixed development scheme is only up for consideration at this time to improve that financial situation of the University of Kent (even though it contradicts the University's own masterplan).

Policy R7: The Hill, Littlebourne

I object to the proposal of building 300 homes on The Hill. It would lead to the loss of best Grade 1 agricultural land and damage views towards the south. Harm would be caused to heritage assets identified on the A257 and the associated conservation area. There has not been a proper traffic assessment carried out to assess the effects on traffic density and pollution on the narrow roads. The sewage infrastructure is already causing problems in this rural area, necessitating tankering of sewage to Canterbury Wastewater treatment works and even pumping sewage into the Little Stour, a chalk stream. The current situation fails to meet the legal requirement of the conservation of habitats 2017, ie. negatively impacting Stodmarsh. Insufficient consideration has been given in the current Local Plan to mitigate these current environmental infrastructure and in assessing the impact of such a development to the area.

Policy W4: Land at Brooklands Farm

I object to the creation of 1,400 homes proposed for this site as it is in addition to the 1,400 already being built in the area. A development here could increase the population in this area up to 3,000+ and add up to 3000 more cars to the area which would lead a huge increase in CO2 emissions. A new slip road off the Thanet way would encourages more traffic; new roads= more traffic. Whitstable's urban sprawl would increase and endanger the existing green belt; whereas policy should be protecting our existing farmland, improving open areas for residents and aiming to achieve greater biodiversity (as stated by the CCC's environmental strategy). A percentage of current developments, ie. Whitstable Heights, appears to be for Londoners. The population growth projection made in 2014 should be updated for a more accurately based Local Plan. If developers are providing housing for the demand from London, there will be no halt to the number of housing development planning applications in the district. The demand on health services already means that GP appointments have been almost unobtainable in areas of the district. Our current sewage system is currently discharging more and more into our precious rivers and sea (risking the Oyster industry and tourism). I object to on-site Sewage treatment on developments as they also discharge into local rivers. The overdevelopment of the Whitstable area is already leading to such high levels of population density and proliferation of commercial centres around this small town that its character and identity is being lost.

Policy R15: Land at Shalloak Road

I object that since the Valencia landfill site exists at Shalloak that it is not mentioned in the Local Plan with so many developments proposed for the area.

How did you find out about this consultation? Email from the Council

Processing your information

Canterbury City Council is the data controller.

Your personal information is processed under UK General Data Protection Regulation Article 6.1 (c) and Article 9.2 (g) in the performance of an official duty and to meet our Public Sector Equality Duty. In submitting a representation, your personal data will be stored for up to one year from the date the Local Plan is adopted.

All information you give us will be stored securely by Canterbury City Council.

We are required to publish the responses we receive, including your name and the name of the organisation, body or person you are representing. Please do not include information in your comments unless you are happy for it to be published. We may also share your data with the Planning Inspectorate.

We'll let you know when the Local Plan reaches the next stage in the process, in line with the Town and Country Planning (Local Planning) (England) Regulations 2012.

Equalities Duty

The council has a legal duty to consider the needs of its diverse range of customers. As well as questions about our services we ask you questions relating to our equalities duties. Although you do not have to answer these questions, without this information the council will be limited in understanding whether views differ among different groups of people.

Your Rights

You have the rights to:

- Access your personal data
- Rectify or correct your personal data
- Restrict the processing of your data
- Complain to the Information Commissioner's Office

You also have the right to object to our processing of your personal data.

The appointed Data Protection Officer is Canterbury City Council's Head of Corporate Governance, who can be contacted by email at dataprotection@canterbury.gov.uk, by phone on **01227 910 662** or at the address below.

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW. Phone: 01227 862 000. Web: www.canterbury.gov.uk

Contact information

Your first name: *

Maria

Your surname: *

Pacan

Your email address: *

[REDACTED]

House name/number: *

[REDACTED]

Street: *

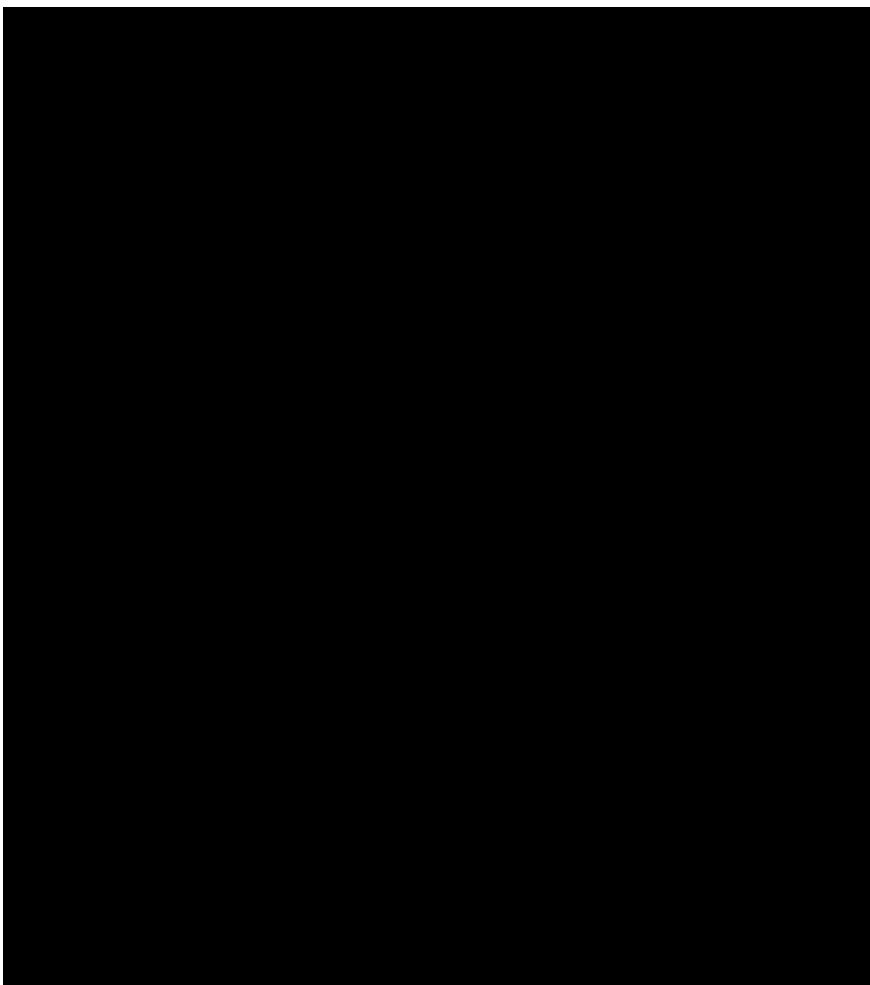
[REDACTED]

City, town or village: *

[REDACTED]

Your postcode: *

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Thank you for taking the time to respond to this consultation.