

Submission for the Consultation of the Canterbury District Local Plan

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I have read the Draft and I welcome the changes from the previous proposals laid out in the 'Daft' Local Plan 2045.

My concerns and comments relate to the Rural Areas content of the Draft.

I would like to comment that walking or cycling would be something to promote but not all journeys are suitable for this mode of getting around. Traffic will increase on our already busy roads and proposals to make bus transport easier for the community is welcomed. Bus stops should all have shelters, there is nothing more miserable than waiting in the rain!

I would also like the housing requirement figures to be based on a lower figure. It would appear that the current figures are about double those required for the area.

Policy R9 Land North of Popes Lane.

Approximately 110 new dwellings. I welcome that the Sturry Relief Road would need to be fully operational but why is this parcel of land being considered and put forward again? It is good quality agricultural land. The application for development on this land has proved controversial and unpopular with both local residents and the Parish Council. Road networks to access the site have not changed and the access from Popes Lane is already at capacity serving existing residential developments access to the A291. This development would create yet another settlement which would not be easy to

incorporate into the local community. This part of the Parish of Sturry is already experiencing the building of 456 dwellings, it is going to take significant time before the new residents of these homes become assimilated into the community. This proposal is also too small to provide recreational facilities which would serve and benefit the neighbouring properties. The size of the development would not 'trigger' community benefits and contribution to the Relief Road means less money to spend on benefits for the local community. We have already suffered from this 'loss' through the loss of funds from Strategic site 2 being directed to the Relief Road away from community benefits such as Doctor's Surgeries, Nurseries in the near vicinity of Broad Oak and this part of Sturry North.

Sturry also suffers from miscalculation of Open Space and recreational facilities. Sturry only has one small recreation/play area, Broad Oak has no recreational facilities or children's play area at all. It is wrong to have included West Blean and Thornden Woods in the calculation of Open Space. These are within Sturry Parish and not within the confines of the boundaries of the Sturry village settlement.

These woodland areas are not within easy access or walking distance for local residents.

Policy R10. Land at the Paddocks, Shalloak road.

The development of ~50 new dwellings is fewer than the number that were proposed for the Adopted Local Plan, the Inspector did not include this parcel of land as an additional site. I am deeply concerned that a piece of land which is within the confines of Broad Oak is going to be called Sturry for development purposes. It would be sandwiched between properties and Park Homes in Broad Oak and Broad Oak Lodge!

The access via the Relief Road and Land at Sturry would involve a large distance and car journeys to local facilities and schools in Sturry. This could be solved if Hopper Buses were to service the new development on Land at Sturry.....but this does not seem to have been considered.

The site is traversed by a High Pressure Gas Main. It is interesting to note that Barratts did not even want to build a road which went over it in Strategic site 2 at Land At Broad Oak for safety reasons.

There was also concern raised by CCC that development on this site could affect the Bell Harry Tower view.

Land at Goose Farm R14.

26 new dwellings and business space, once again no gain for the local community as far as facilities/play areas which it desperately needs. The current entrance to Goose farm is going to be the main access and this would join and contribute to an already very busy Shalloak Road. There is no mention of Archaeological investigation prior to building work on this site although it is recorded that a Roman Villa is in the vicinity. This has been mentioned for R15 and needs to be included here.

Policy R15. Land at Shalloak Road.

This site was previously refused Planning Permission. This development involves the demolition of two dwellings ,the original Farm House and a small annex in the grounds.The proposed density of development would not be in keeping with the existing 'road scene/frontage' in the village or in keeping with the more recently built houses at Goose Farm. If this is to be considered as a brown field site then reduce the allocation to about 8 dwellings. Once again no suggestion that these will be homes for local people.

Policy R16. Land Fronting Mayton lane.

The site boundary map gives no indication of access, there is concern that the narrow rural Mayton Lane would be badly affected and a danger for customers entering and leaving the Golden Lion. The density of housing suggests the top end type houses.....once again no benefit to the local community or housing needs.

All of the developments in Broad Oak could, through 106 agreements, contribute towards upgrading and extending the only facility for residents in the village.....The Broad Oak Village Hall.

Site 17 Reservoir and Country Park.

I have followed the proposals of 1976, the early 1990s and the emergence of this current proposal. The question always arises.....what will the reservoir be filled with? Where will the water come from.

A document appeared fleetingly on the website of South East Water which proposed pumping treated water from Weatherlees Treatment Plant on Thanet to the river Stour to a point just above Grove Ferry. The treated water would mix with river water and then extraction would take place beyond that point to the reservoir of essentially treated water and river water. This is of concern for both the effect on the water quality of the river Stour and the quality of the water being stored in a reservoir. Weatherlees has had serious problems with the quality of it's treated water in the past.

The whole concept sounds lovely.....Country Park, Reservoir and water based recreation.

The costs involved, upheaval and problems of access and transport from the A291 have not been fully addressed. The Sarre Penn is also an important water course to be considered in the planning process.

The worrying thing about this proposal being an adopted strategic site is that it will fail to have, I believe, the full scrutiny at the planning stage and genuine problems associated with this development will be glossed over. Unfortunately we saw this happen in 2021 at the second application for the development of strategic site 2, Land at Sturry and Broad Oak Farm as it was rushed through and permission was granted.

Finally, nowhere in the Local Plan can I find reference to siting and size of Agricultural Seasonal Workers Caravans, Broad Oak has 60 caravans attached to Goose Farm. This is far too large for the size of the village. Seasonal Worker accommodation should be proportionate in size to it's location within a settlement.