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From: Aleece ackerman [REDACTED]
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To: Consultations
Subject: 2024 Local Plan and Littlebourne - R7 & R8

Categories: Blue category

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Hi

My name is Aleece Ackerman, I co-own [REDACTED]

I am writing this email to share comments on proposed local plan mentioned in the email subject.

While the 2024 Local Plan purports to address the housing and employment needs of the area, alongside environmental and transportation improvements, its current form appears ill-suited to the unique characteristics of the City and to have been driven more by pressure from developers than by a real consideration of the area. These points were brought out in the responses to the previous Local Plan and were significant in the election of the current Canterbury councillors who claimed to be against such desecration of the City.

The elimination of the impractical traffic zoning concept is a positive step. However, the new plan continues to rely on the same flawed assumptions and strategies as its predecessor, particularly regarding the substantial and poorly justified urban expansion into areas of recreational countryside and productive farmland. Frequent references to "meeting local need" are largely superficial, as the proposed solutions do little to address actual needs. The assumption that permitting developers to construct large housing estates will inherently make these homes affordable for local residents is misguided. Additionally, transforming open farmland into "green corridors" does not genuinely enhance the rural environment.

The proposed substantial estate in Littlebourne (Policy R7) and further encroachment into farmland (Policy R8) exemplify the one-size-fits-all approach of the 2024 Plan. The village has already experienced the negative impact of the incongruous Laurels estate, which was built on land previously used for recreation. This development has disrupted the village's organic visual appeal and exacerbated congestion on The Hill. The addition of new estates, which would triple the size of recent developments, offers no benefit to the village and has been consistently opposed by residents, environmental agencies, and the council itself. The rationale behind these rejections should be reconsidered, emphasizing that local community views, not developer profits, should guide decision-making.

The addition of 300 new houses, increasing the village size by 50% since 2018, is unnecessary to meet genuine local needs. The Laurels estate was heavily marketed to individuals moving from London, which does not address local needs but rather inflates property prices, making housing less affordable for long-term residents. This influx also exacerbates car journeys and parking issues, as new residents commute to Canterbury for transportation, shopping, and education.

Beyond the loss of village character and established habitats due to development on productive farmland, runoff from the proposed estates will aggravate existing flooding issues. The increased sewage needs will necessitate frequent tanker removal from Nargate Street along the narrow Jubilee Road, posing safety hazards and increasing congestion and pollution. Given the current state of the water utilities, particularly Southern Water, it is highly doubtful that the overloaded sewage infrastructure will be adequately improved by 2030.

The developer's proposal to manage runoff with attenuation ponds and constructed wetlands is contentious. Recent

research indicates that such measures may not effectively mitigate the long-term impact of toxic heavy metals and hydrocarbons. Proximity to sensitive sites like Stodmarsh further underscores the inappropriateness of this large estate inclusion without first ensuring robust and effective infrastructure.

For these reasons, Policies R7 and R8 should be removed from the Local Plan. A far better use for the Hill site would be as part of a complete Littlebourne bypass, allowing the village to retain its original rural character.

Kind regards,

Aleece