



Policy W6 Land South of the Thanet Way Local Plan

1 message

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The notion of a Park and Bus facility at this location is ludicrous and the inclusion in the plan was clearly taken without reference to ward Councillors.

Such a facility would blight the lives of any new residents. It is too close to residential properties that would be situated above it and not screened. It is not on an established regular bus route and the entry and exit would be problematic in terms of road safety. The only positive is close proximity to a Public Right of Way but this would not afford quick access to the town centre.

Some 10 years ago a well publicised plan in relation to land opposite the Harrier Lodge Care Home half a mile to the west was put forward. This has a capacity of some 500 vehicles, is screened to the north with a high double hedgerow that is subject of a TPO and is in close proximity to bus stops on the main Canterbury to Whitstable bus route. A failure by the Council to seize the moment means that this land is now being squatted on with a number of planning breaches subject of enforcement action. A developer contribution of £100k was secured from the Whitstable Heights development at the time of planning approval back in 2016.

Given the lack of initiative on this matter over the last 10 years the notion of a Park and Bus ride remains questionable but if it is to be put forward in the Local Plan it must go to a location that is appropriate and the Policy W 6 proposal is not in that category.

The PROW that crosses the site comes to a complete halt when it gets to the new Thanet Way to the south. There is no safe crossing of what is de facto a motorway.

Given the presence of the very busy old Thanet Way that cuts what was the full Benacre Wood in two the idea of a wildlife corridor across linking with the Gorrell Valley Reserve is nonsensical. Birds can fly across but for other species the road will present a very effective road kill zone.

New residents will need mitigation against traffic noise particularly as they are above the height of the roadway. To the north on the edge of the Gorrell Valley Reserve is an effective bund but that would not be appropriate here as the housing is higher up.

Ashley Clark

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