



CCC Consultations &lt;consultations@canterbury.gov.uk&gt;

## Errors concerning Wincheap Meadow in the Natural Environment & Open Space Topic Paper (Local Plan 2045)

5 messages

Sian Pettman

10 January 2023 at 11:33

To:

Rebecca

As mentioned at the end of last year, I am concerned that the section on Wincheap Meadow on pages 69 - 72 of the Council's Natural Environment & Open Space Topic Paper (which forms part of the evidence base for the Local Plan 2045) contains errors which could prejudice future decisions concerning the Meadow. The section concludes that it would be inappropriate to give Wincheap Meadow greater open space protection as "*the site is currently designated, with planning permission for a Park and Ride*". Although the text indicates that it is unlikely that the Park & Ride expansion will go ahead, the statement is very concerning as it totally overlooks the fact that the Council formally revoked this planning permission two years ago (on 28 October 2020) - an oversight which could have very negative consequences and cause considerable mistrust in years to come should the Council's position with regard to the Meadow change. It also overlooks the fact that the Council has already designated a 16m strip along the river of the meadow as part of the Wincheap Local Nature Reserve.

It should also be noted that the site description for Wincheap Meadow in the Topic Paper erroneously refers to Hambrook Marshes as Whitehall Meadows - a minor point, but it does not give confidence in the accuracy of the document.

For ease of reference, I have taken screenshots of the relevant pages and highlighted in red the document's failure to acknowledge the revocation of the planning permission.

The Natural Environment & Open Space Topic Paper (see pages 69 - 72) can be accessed from the following link:

<https://drive.google.com/drive/folders/10rbSLQGqrzY6ZL48ZZDZfv05Be9-HTIY>

The link to the Council's revocation of the planning permission to extend the Park and Ride car park onto Wincheap Meadow is:

<https://democracy.canterbury.gov.uk/ieDecisionDetails.aspx?ID=1012>

I am copying in Andrew and Leo as Andrew has already had some communication with Richard Norman (fellow trustee of Love Hambrook Marshes) about this. I am also copying in Cllr Nick Eden-Green as I have also raised my concerns with him.

Best wishes

Sian

## Appendix D: Local Green Space site assessment

### Wincheap Meadow, Canterbury



Figure D.1: Aerial photograph of Wincheap Meadow, Canterbury



Figure D.2: Map showing the proposed Local Green Space at Wincheap Meadow, Canterbury

Site	Wincheap Meadow
SLAA number	SLAA139
Size	1.4 ha
Site Description	<p>The site contains mature trees to the west with a cycle / pedestrian route running north to south through the site. To the east is a green area which is overgrown and untamed with stinging nettles and other scrubs. There are some mature trees around the outskirts.</p> <p>The River Stour is along the northern edge.</p> <p>Unable to access the green area to the east, so views out of the site are limited from the path by mature trees and vegetation.</p> <p>The cycle / pedestrian (Ten Perch Road Cycleway) is the only access. It connects to the Ten Perch Road and The Boundary roundabout to the south, and across the River Stour to Whitehall Meadows to the North. Whitehall Meadows has multiple access points.</p>
Local Plan 2017 allocations	<ul style="list-style-type: none"> <li>- Great Stour, Ashford to Fordwich Local Wildlife Site</li> <li>- Wincheap Park and Ride Safeguarding Area (T5)</li> <li>- Canterbury City Area of High Landscape Value</li> <li>- Flood Zone 2 and 3</li> </ul>
Recent planning applications	CA//18/02551   Proposed extension to existing park and ride facility to provide an additional 228 parking spaces, replacement terminal building, reconfiguration to access, together with fencing, lighting, landscaping and cycle storage. <b>Granted permission 16/10/2019</b>
Ownership: Who owns the site? Is this the same as who has submitted the site as a SLAA?	<p>Council owned.</p> <p>Submitted to Call for Sites by a third party.</p>
<b>Assessment</b>	
Can the area endure beyond the Local Plan period? Why?	<p>Uncertain - the site is currently designated, with planning permission for a Park and Ride.</p> <p>Park and Ride is unlikely to be built.</p> <p>Future plans for the site are currently being considered by the council.</p>
Is it in close proximity (within 400m) to the community it would serve?	Yes, the site is on the edge of the urban area.
<b>Does the site have</b>	There is no specific formal community group, but some interest from



<b>local significance?</b>	people who are part of other open space friends groups.
- Is it well used by a wide range of people from the community? - Is it a multi use space? - Is it currently publicly accessible?	The path through the site provides a connection between Wincheap Industrial Estate and the rest of Great Stour, Ashford to Fordwich Local Wildlife Site.  However, the rest of the site (the green space to the east) is not currently accessible, usable, nor a multi-use space.
- Is it beautiful? (attractive with high visual amenity)	Yes, although limited due to vegetation growth.
- Does it have historic significance?	Limited.
- Does it have recreation value? (formally or informally)	Yes, although minimal the only recreation value is as a walking path linking the Wincheap area to the Whitehall Meadows and beyond.
- Is it tranquil?	No, the site is in close proximity to the A2 and Wincheap industrial so there are traffic noises, and a railway line to the north.
- Does the site have wildlife / biodiversity value?	Yes, the site is a protected Local Wildlife Site
Is the site local in character? (not extensive)	Yes, the site is relatively small
<b>Recommendations</b>	
Recommendation: Should it be designated as a Local Green Space or not? Why?	No, the site has an existing planning permission so it is not currently capable of enduring beyond the end of the plan period (paragraph 101 of the NPPF).  The site is also protected by more significant designations such as a Local Wildlife Site and Flood Zone.

Martin Hall  
To: Sian Pettman

10 January 2023 at 12:46

Hi Sian,

Thank you for your email. As you may be aware, similar points have been raised by Love Hambrook. Rebecca and I met this morning to discuss the nature and implications of your comments and we will be setting up a meeting with Andrew to discuss once he returns from leave. Obviously you are encouraged to make these representations as part of the ongoing Local Plan consultations.

Fyi - I am currently revisiting the Canterbury Riverside Strategy (thank you for your comments on the latest draft) to ensure that it is accurate and reflective of the council's positive plans regarding the Local Nature Reserve for this area.

Thank you again and best wishes,

Martin  
**Senior Environment Manager**  
Transport & Environment  
Canterbury City Council  
07599234149

[Quoted text hidden]

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**Nick Eden-Green**  
To: Sian Pettman

10 January 2023 at 12:50

Dear all

Sian Pettman is quite right. The planning consent has been officially rescinded by CCC and this must be reflected in the document if it is to be accurate.

Nick

Cllr Nick Eden-Green  
Lib Dem Wincheap Ward

On Tue, 10 Jan 2023 at 11:33, Sian Pettman wrote:

[Quoted text hidden]

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**CCC Consultations** <consultations@canterbury.gov.uk>

12 January 2023 at 19:24

To: Leo Whitlock

Hi Leo,

Would you like me to log this as a formal written representation?

Thanks,  
**Victoria Asimaki**  
Principal Policy Officer (Engagement)  
Canterbury City Council

[Quoted text hidden]

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**Leo Whitlock**

12 January 2023 at 20:07

To: CCC Consultations <consultations@canterbury.gov.uk>

Hi Victoria

Yes, I think so. Then it is recorded somewhere and we won't lose track.

Cheers

Leo

[Quoted text hidden]